

SECTION '2' – Applications meriting special consideration

Application No : 14/02447/FULL1

Ward:
Chislehurst

Address : 51 - 53 High Street Chislehurst BR7 5AF

OS Grid Ref: E: 543851 N: 170804

Applicant : Mr Guy Osborn

Objections : NO

Description of Development:

Part one/two storey rear extension (enlargement of rear extension permitted under ref 14/00468 to incorporate first floor element)

RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Green Chain Walk

London City Airport Safeguarding

London City Airport Safeguarding Birds

Retail Shopping Frontage Chislehurst

Proposal

In effect, this proposal seeks to enlarge a previously-approved extension in order to provide additional accommodation at first floor level. The proposed first floor extension will occupy an area to the rear of Nos. 51-53 High Street and will maintain a minimum separation of 2.9m from the rear of the existing buildings which will be filled by a roof terrace. The proposed floorspace will include an additional café seating area with a further terrace (in addition to the ground floor), as well as a store, office and WC. It will incorporate a predominantly brick and glazed façade and a flat roof which will rise to a height of 7.0m.

Work has commenced on this extension, although the Agent has advised that this is now in abeyance pending the outcome of this application.

Location

The application site is situated along the western side of Chislehurst High Street, approximately 30 metres south of its junction with Willow Grove. It falls within the Chislehurst Conservation Area.

The site of the proposed extension is to the rear of a parade of shops which fronts Chislehurst High Street with two storeys of accommodation above. Aside from single storey extensions at the rear, the rear of the parade has largely retained its original form and appearance.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received, which are summarised as follows:

- positive contribution
- Wrattens is a popular shop in the area

Comments from Consultees

No technical Highways objections raised.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan (UDP) and the London Plan:

BE1 Design of New Development
BE11 Conservation Areas
S4 Local Centres
S9 Food and Drink Premises

Chislehurst is a Local Centre designated in the UDP

Planning History

There has been a number of planning applications relating to the application site over the last 20 year period. The most relevant are summarised below:

Under ref. 10/01528, planning permission was granted for a single storey rear extension to the existing retail premises (permission having been granted for this originally under ref. 04/01567).

More recently, under ref. 13/03091, planning permission was granted in respect of an extension and sub-division of the existing A1/A3 gift shop and cafe (occupying the double premises at Nos. 51-53) to provide new coffee shop (A1/A3 use) and retail/cafe unit. Subsequent to that, under ref. 14/00468 planning permission was granted in respect of the enlargement of the rear extension approved under ref. 13/03091, together with replacement shop fronts to Nos. 51 and 53 High Street.

Conclusions

Since the ground floor element has been approved in its virtual entirety, the key consideration relates to the impact of the first floor extension on the character and appearance of the Chislehurst Conservation Area and on neighbouring amenity.

Specific concerns are raised in regard to the scale and massing of the proposed extension which will project beyond the back of this parade which fronts Chislehurst High Street and which is directly accessible at the rear via a service road. The parade which is of late-Nineteenth Century and forms a distinct feature within this part of the Conservation Area. Whilst various extensions and alterations have been undertaken at ground floor level, the upper floors to the rear of this parade retain a uniformity which contributes positively to the character and appearance of the CA.

Taking account of the scale of the proposed first floor addition, which will project up to 12.7m in depth beyond the rear elevation of the existing building at first floor level, and given the associated massing of the scheme (combined with the ground floor element), it is considered that this development will undermine the character and appearance of the CA, failing to either preserve or enhance local character.

Further concerns are raised in regard to the first floor terrace which will be situated between the rear elevation of the host building and the first floor extension. It will be situated level with maisonettes which occupy the first and second floor either side of Nos. 51 and 53 and will give rise to undesirable overlooking of the adjoining dwellings.

Taking account of the above issues, Members are advised to refuse planning permission. It is also considered expedient to issue enforcement proceedings in regard to the first floor element which has been partially constructed without the benefit of planning permission.

Background papers referred to during production of this report comprise all correspondence on the file refs set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed first floor extension would be visually unrelated to the existing building, out of character and out of scale with adjoining building, detrimental to the character and appearance of this part of the Chislehurst Conservation Area, and contrary to Policies BE1 and BE11 of the Unitary Development Plan.
- 2 The proposed roof terrace would give rise to undesirable overlooking of the adjoining dwellings, contrary to Policy BE1 of the Unitary Development Plan.

Additional recommendation:

Enforcement proceedings authorised to seek removal of unauthorised first floor extension.

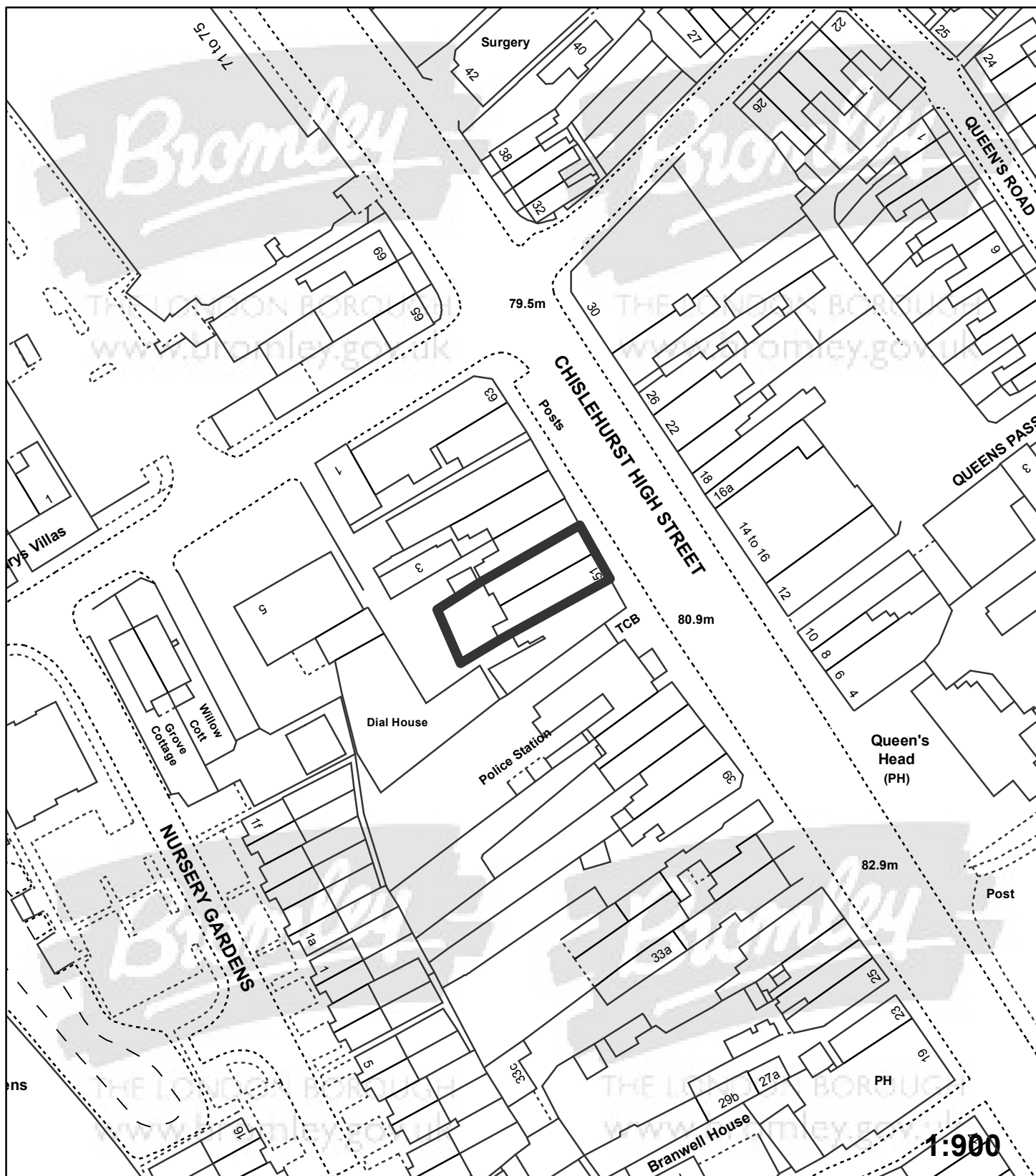
INFORMATIVE(S)

- 1 You are advised that enforcement action has been authorised in respect of some or all of the development subject of this planning decision and you should contact the Planning Investigation Team on 020 8461 7730 or by email to planningappeals@bromley.gov.uk to discuss what you need to do to avoid formal action by the Council.

Application:14/02447/FULL1

Address: 51 - 53 High Street Chislehurst BR7 5AF

Proposal: Part one/two storey rear extension (enlargement of rear extension permitted under ref 14/00468 to incorporate first floor element)
RETROSPECTIVE APPLICATION



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.