

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

**Application No :** 14/03970/FULL6

**Ward:**  
**Chislehurst**

**Address :** Ways End Wilderness Road Chislehurst  
BR7 5EZ

**OS Grid Ref:** E: 543797 N: 170353

**Applicant :** Mr Husler

**Objections :** YES

**Description of Development:**

Roof alterations to incorporate front and rear dormers, two storey front extension, part one/two storey side extension and creation of basement

Key designations:

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

The proposal seeks permission for roof alterations to incorporate front and rear dormers, two storey front extension, part one/two storey side/rear extension and creation of basement.

It is proposed to incorporate two front dormer extensions and three rear dormer extensions within the original roofslope of the host dwelling, a two storey front extension that will form a porch at ground floor level and landing area at first floor level, a part one/two storey side extension that will also incorporate a basement level for garage, with the ground floor side element forming a kitchen extension, ground floor rear element forming a utility room, and the first floor side element forming an additional bedroom and bathroom. Elevational alterations are also proposed in the front elevation, by introducing two new windows at first floor level.

**Location**

The application site is located on the bend in the road along Wilderness Road, so the only elevation of the host dwelling that does not front the roadside is the southern flank. The site is within the Chislehurst Conservation Area.

**Comments from Local Residents**

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

- character of the road, within a conservation area, has already been eroded by recent developments with little regard to the original objectives of the conservation area;
- if permitted, the current proposal will further encourage and continue this unsatisfactory form of development;
- dormer windows will result in loss of privacy and overlooking;
- result in a 'top-heavy' discordant feature, unrelated to the existing elevational appearance of the host dwelling;
- Policies BE1 and H8 aim to protect the residential amenities of neighbouring properties, and complement the scale, form and appearance of the host dwelling;
- the details relating to the substantial alterations and additions fail to address the requirements of the previously stated residential policies of the UDP;
- proposal should be refused in accordance with the established principles and requirements of the NPPF;
- Ways End already benefits from a large first floor extension on the boundary with Chatwin;
- current proposal is a gross overdevelopment of the site;
- excavation for proposed basement parking will be very close to a mature Beech Tree which would damage the root system;
- impact on tree will also exacerbate the surface water run-off and create further interference with the water table.

The applicant responded to the comments raised by the neighbour. Their comments can be summarised as follows:

- as with most properties on the road, attic conversions with dormer windows have already been installed - the style of windows will therefore be in keeping with other properties along the road;
- Ways End already faces the front of Chatwin, therefore do not understand or agree with the comments re dormer windows;
- Ways End currently has two small side garages that are not in keeping with other properties along the road and are not functional;
- decision to create a garage under the extension actually mirrors Chatwin, which utilises the same design;
- will create space to landscape the current wasteland next to the garage for a garden to significantly improve the appearance of the property;
- cannot comment on the concerns regarding the water tables, not qualified to do so;
- point out that Thames Water investigated a problem which appeared to be outside Ways End, two burst water pipes were found, one outside Ways End and one further down the street. The issue has now been resolved and further investigation will take place early 2015;
- unlike other approved basement creations on the road, the current plans do not involve large living areas but purely a garage area, similar to that already installed at Chatwin.

## **Comments from Consultees**

Advisory Panel for Conservation Areas (APCA) raised objection as follows:

The quality of architectural design needs to be much improved if it is to comply with Policies BE1 and BE11 of the UDP, and with the relevant conservation area SPG. The current proposal would not preserve or enhance the conservation area for present and future generations, and is therefore not sustainable development. Dormer windows on front are also not acceptable.

Comments from the Council's Tree Officer will be reported verbally.

## **Planning Considerations**

From a heritage and urban design point of view, it is considered that the dormers would be excessively prominent in this location, and the front porch projection is an overly dominant feature, that is insensitive to the host building and surrounding area. It is acknowledged that the side extension is subservient in height, it will introduce a lot of bulk in very close proximity to the neighbouring property, Chatwin.

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

BE1 Design of New Development  
BE11 Conservation Areas  
H8 Residential Extensions  
H9 Side Space

Chislehurst Conservation Area Supplementary Planning Guidance

Supplementary Planning Guidance 1  
Supplementary Planning Guidance 2

NPPF

## **Planning History**

Planning permission was granted under reference 98/01411 for first floor rear extension.

## **Conclusions**

The main issues relating to the application are considered to be the effect that the scheme would have on the character of the Chislehurst Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site is located on a bend in the road, and the site and host dwelling is very prominent within the streetscene. The appearance of the host dwelling

itself is fairly balanced and symmetrical, with the exception of the existing garages and first floor element of the garage building.

To the front elevation, it is proposed to introduce two front dormer extensions into the roof area of the host dwelling. These features will both have a pitched roof above, with the ridge of each dormer being very close to the ridge of the main roof of the host dwelling. These elements are considered to be detrimental to the overall character of the host dwelling, will not be subservient to the existing character of the host dwelling, and as a result will be likely to introduce a discordant feature within the plot. Therefore these elements should be resisted.

From a heritage and urban design point of view, it is considered that the introduction of the two storey front extension would result in an overly dominant feature that would be insensitive to the host building and surrounding area. It is considered that this element would neither enhance or preserve the character of the host dwelling, and due to the prominent location of the application site this element of the proposal would also have a negative impact upon the existing character of the streetscene and wider Chislehurst Conservation Area.

Whilst it is acknowledged that the side extension is subservient in height in relation to the host dwellinghouse, it is considered that this element of the scheme will introduce a high level of bulk in very close proximity to the neighbouring property, Chatwin, which is likely to impinge on the visual and residential amenity that the residents of that dwelling currently enjoy, and should be able to continue to enjoy. In addition, the side extension element will unbalance the appearance of the host dwelling.

The principle of an undercroft vehicle parking area is not necessarily unacceptable within the area, and there are existing examples of similar types of development. It will not be overly visible within the conservation area, therefore this particular element of the proposal is not considered to have a negative impact upon the character of the streetscene or Chislehurst Conservation Area. There may be an impact upon the root system of nearby trees, however, and as such the views of the Council's Tree Officer have been sought. The comments received will be reported verbally.

Having had regard to the above Members may considered that the development in the manner proposed is not acceptable. The proposed scheme will result in a loss of amenity and privacy to local residents, will result in an unbalancing of the host dwellinghouse which is considered to result in a detrimental impact upon the appearance of the host dwelling within the streetscene, and will not preserve or enhance the character of the Chislehurst Conservation Area.

Background papers referred to during production of this report comprise all correspondence on the file reference 14/03970 set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: APPLICATION BE REFUSED**

The reasons for refusal are:

- 1 The proposed design of the extensions, in particular the side extension, front extension and front dormer extensions, would harm the character and appearance of the host dwellinghouse and would fail to preserve or enhance the character of the Chislehurst Conservation Area, contrary to Policies BE1 and BE11 of the Unitary Development Plan and the Chislehurst Conservation Area SPG.
  
- 2 The proposed extensions, in close proximity to the property boundary shared with Chatwin, would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of this property, thus contrary to Policies BE1 and H8 of the Unitary Development Plan.

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

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