

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/04688/FULL6

Ward:
Chislehurst

Address : 2 Green Lane Chislehurst BR7 6AG

OS Grid Ref: E: 544045 N: 170821

Applicant : Mr Harald Nissen

Objections : YES

Description of Development:

Part one/two storey rear extension

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads

Proposal

Planning permission is sought to extend to the rear of the property with a Part one/two storey rear extension. The proposed extension comprises a 4.6m (two storey element) to the rear of the existing dining area and first floor, and 5.3m at single storey to provide an extended living area. The proposed extension would have a pitched roof at both single and two storey level. A separation distance of 2.15m would be retained to the boundary with Lane End.

Revised plans dated 29th January were received showing a reduction of 1.5m to the projection of the proposed extension.

Location

The site is located within the Chislehurst Conservation Area. The property is a large two storey semi-detached property set within a generous plot. To the south of the site is a detached property Lane End, which has a single storey element constructed up to the boundary with application site.

Comments from Local Residents

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

- overdevelopment
- loss of daylight/sunlight/amenity to Lane End
- existing single storey extension to Lane End has 3 flank windows to provide natural light to two rooms
- flank window above provides natural light to the landing/corridor
- new extension is substantially larger than existing
- concerns about additional 1.5m (now removed from application)
- concerns that chimney stack will be removed
- impact upon existing tree stating that form has not been filled in correctly
- proposal does not preserve or enhance the conservation area
- concerns from No.4- no party wall agreement
- lack of detail and context provided in the drawings
- plans are unclear
- impact to loss of light to conservatory at No.4
- loss of privacy and amenity to No.4
- additional comments received from Lane End following the submission of the revised drawings- concerns remain as previous
- concerns about the precedent the application will set
- loss of existing views from neighbouring properties
- properties are of significant historic interest
- extension would have adverse effect on row of properties
- Council asked to refuse application and encourage applicants to submit smaller scheme or limit to a single storey structure

A full copy of all letters summarised above can be viewed on file ref. 14/04688.

Comments from Consultees

APCA- Concerns are raised stating that the application is considered to be an overdevelopment and of poor design to the host building and appearance of the conservation area

Planning Considerations

The main policies relevant to this case are Policies H8 (Residential Extensions), BE1 (Design of new development) and BE11 (Conservation Areas) of the Unitary Development Plan which relate to the design of residential extensions and development in general.

Planning History

There is no recent planning history at the site.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the amenities of adjoining neighbours, the impact of the extensions on the host building and wider street scene within The Chislehurst Conservation Area.

In respect of the amenities of adjacent neighbours, comments have been received from adjoining and nearby neighbours which have been taken into account whilst assessing the application. The main concerns appear to be impact of the extensions on the amenity of the adjoining residents by way of loss of light, privacy and outlook, and the impact upon the Conservation Area. The application seeks to extend the property at the rear with a part one/two storey extension. The two storey element would maintain a 2.15m separation to the boundary with Lane End and 4.1m to the boundary with No.4, with the single storey section proposed to be constructed up to the boundary with No.4. From visiting the site, it is apparent that Lane End has a single storey structure up to the boundary with No.2, which has a number of high level obscure glazed flank windows which serve habitable rooms along the shared boundary of the site. It is considered that the presence of these windows should not prevent the adjoining owner from having an extension, particularly given that it is set in 2.15m to the common boundary on amenity grounds. There is also a window which serves the landing on the first floor flank which is set in from the boundary by the distance of the ground floor extension. There is also a patio area to the rear of Lane End which is adjacent to the boundary with No.2. Whilst it is acknowledged that there may be some impact upon the outlook from the landing window, given that this window does not serve a habitable room Members may consider that on balance the resulting harm may not be significant enough to warrant the refusal of planning permission on this basis alone. Members may consider that given the proposed separation distances between the application proposal and Lane End to the south, there will not be sufficient harm to the amenities of neighbouring residents to warrant refusal of planning permission in this case.

In terms of the neighbour to the north of the site (No.4), the property benefits from both single storey and two storey extensions at the rear of the property. The Council's records show that the first floor extension was constructed in 1980 (building control ref. 19/063256) with the single storey extension granted planning permission in 2002 under ref. 02/02594. The current application at No.2 is similar in scale and design to that constructed at No.4 and given the separation distances between the built structures Members may consider the proposal acceptable.

In terms of design, the proposed proposal would be site to the rear of the property and although it would be visible from the rear of the neighbouring properties the extensions would not be visible from the streetscene. The part one/two storey extension would have a pitched roof at single and two storey to be in-keeping with the design of the property. Whilst the concerns raised by APCA are noted, Members may consider that the proposed extensions are in-keeping with the host building, pair of semi-detached properties and Chislehurst Conservation Area.

Concerns have been raised regarding the removal of the existing chimney stack, however Members will note that this part of the proposal can be done under permitted development and given that it is located to the rear of the property is unlikely to cause substantial harm to the streetscene.

From visiting the site, it is evident that there is a false cypress tree to the rear of the adjacent to the boundary with Lane End. The tree appears to be unaffected by the proposal and is not considered to be a constraint upon the application. However it is noted that all trees within the property require section 211 Conservation Area notification for pruning or removal.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/04688 set out in the Planning History section above, excluding exempt information

as amended by documents received on 29.01.2015

RECOMMENDATION: PERMISSION

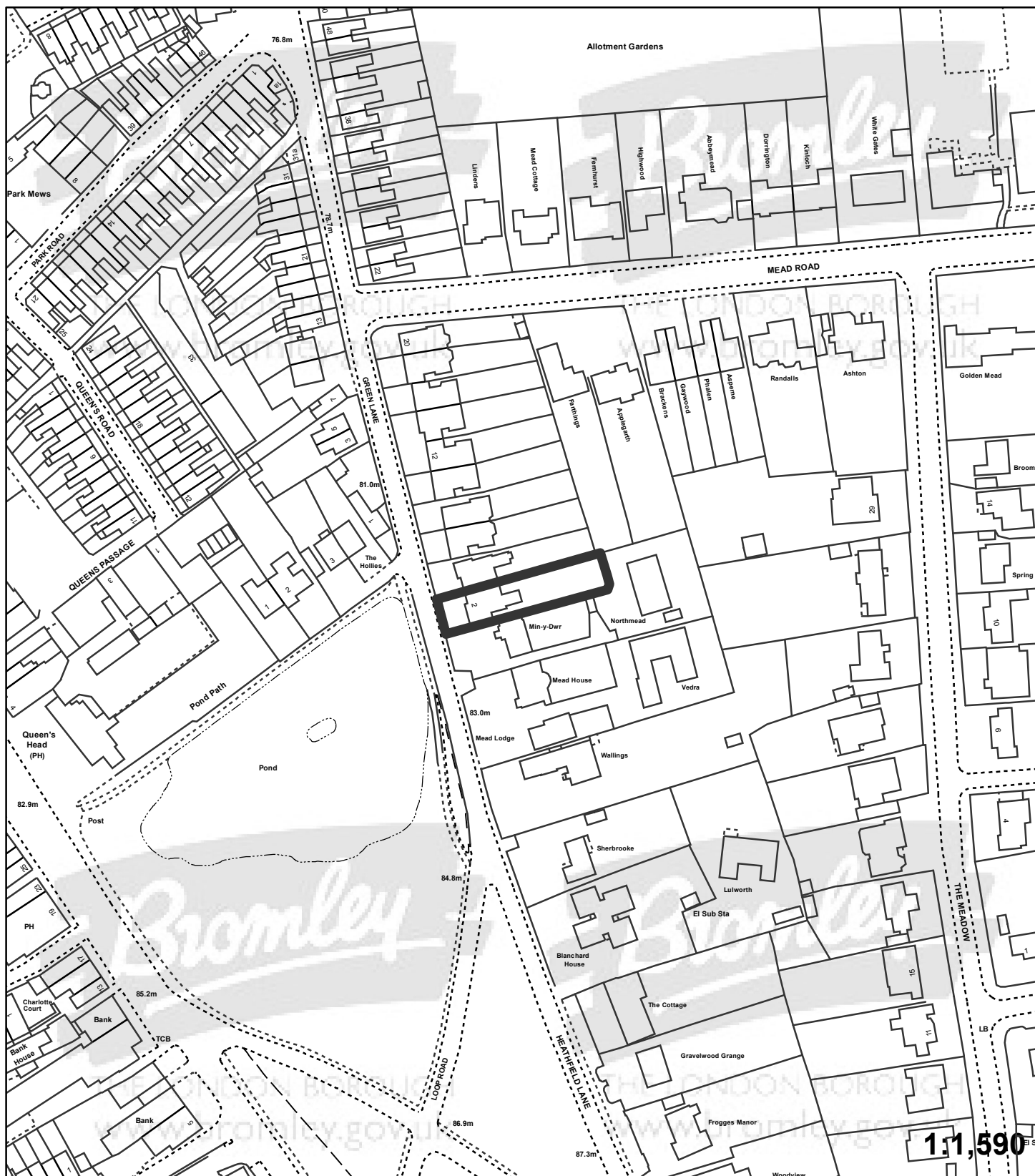
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'n'l surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACI13 | No windows (2 inserts) first floor flank extension |
| | ACI13R | I13 reason (1 insert) BE1 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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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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