

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

Application No : 15/01879/OUT

Ward:
Chislehurst

Address : 27 Heathfield Chislehurst BR7 6AF

OS Grid Ref: E: 544368 N: 170630

Applicant : Mr Adrian Lawrernce

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of a 2 storey 5 bedroom dwelling with accommodation in loft space.

OUTLINE APPLICATION

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds Aldersmead Road

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Smoke Control SCA 16

Proposal

Outline planning permission is sought for the demolition of existing dwelling and erection of a 2 storey 5 bedroom dwelling with accommodation in loft space.

The application has been submitted in 'outline' for provision of landscaping, layout of the development and scale with all other matters reserved. While all other matters (access and appearance) are reserved, the applicants have provided some indicative elevational drawings.

Location

The application site currently contains a single storey detached bungalow located at the eastern end of Heathfield, and lies within Chislehurst Conservation Area.

Consultations

Comments from Local Residents

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

- o Height and proximity to the southern flank boundary would cause a high degree of overshadowing and inhibit daylight

- o Loss of privacy
- o Overall height appears dominant and out of scale
- o The footprint is significantly larger than the existing property it replaces
- o Does not respect existing property spacing values and would give a cramped appearance
- o Accept redevelopment in principle however room in roofspace will result in loss of privacy for properties to the rear
- o Windows should be obscured

Letters in support of the proposals have also been received from residents within the borough which can be summarised as follows:

- o The development would be beneficial to properties in close proximity and is not out of character with surrounding properties.
- o No reason for this to be refused as there are many examples of infilling and extending to maximum proportions in local roads.
- o The new dwelling is far superior than current property
- o Would help lift an area in the very heart of Chislehurst
- o Positive contribution to the Conservation Area
- o Good to see people investing in the local area
- o Attractive two storey dwelling

Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and their comments can be summarised as follows:

- o Excessive bulk, footprint and height results in overdevelopment
- o The quality of architectural design needs to be improved if it is to comply with BE1 and BE11 and Conservation Area SPG
- o The current proposal would not preserve or enhance the Conservation Area for present or future generations and is therefore not a sustainable development

The Highways Officer raised no objection

The Environmental Health Officer raised no objection however has suggested informatives regarding Pollution and Contamination.

Drainage Officer recommended conditions regarding surface water

Planning Considerations

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
- H1 (Housing Supply)
- H7 (Housing Density and Design)
- H9 (Side Space)
- T3 (Parking)

T18 (Road Safety)
NE7 (Development and Trees)

Planning History

There is no planning history on this site.

Conclusions

The main issues relating to the application are the effect that it 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 was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The site is a currently a single storey detached bungalow located at the eastern end of Heathfield, and lies within Chislehurst Conservation Area. The existing dwelling occupies the full width of the site with an attached garage along its northern side. The site is elevated in comparison to the neighbouring properties. The surrounding streetscene comprises largely of two storey properties set within large plots.

Outline planning permission is sought for the demolition of existing dwelling and erection of a 2 storey 5 bedroom dwelling with accommodation in loft space. The application has been submitted in 'outline' for provision of landscaping, layout of the development and scale with all other matters reserved. While all other matters (access and appearance) are reserved, floor plans and elevational drawings have been provided. Further information was submitted by the agent (24/07/2015) to indicate existing side space in the area and indicative 3D views.

With regard to landscaping, the illustrative plans and the Design and Access Statement would appear to retain all important trees and natural screening on the site.

With regards to the proposed scale of the building, the proposed dwelling would be significantly larger in height and bulk than the one it replaces. The existing bungalow has a maximum height of 7.9m, when scaled from the submitted plans, the proposed dwelling will increase in height to 10.1m. Although the appearance has not been sought as part of this outline application, indicative drawings have been submitted with the application which shows a substantial roof to accommodate the additional bedroom/games room. Furthermore the property will project further forward than the neighbouring properties. It is therefore considered that the scale of the building is excessive and it would appear over-dominant within the streetscene, in particular taking into account the raised level of the site.

The proposed dwelling provides a minimum side space of 1m however Policy H9 of the Unitary Development Plan states that when considering applications for development comprising two or more storeys in height, where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This is considered necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. The character of this Conservation Area indicates a more generous side space, particularly at first floor level, therefore the proposal would appear dominant and cramped within the streetscene and would impact significantly on the neighbouring properties with regards to light, outlook and visual amenity.

Having had regard to the above it was considered that the intended mass, scale and siting of the proposed dwelling is unacceptable in that it would result in a significant loss of amenity to local residents and impact detrimentally on the character and visual amenity of the Conservation Area.

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

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposal represents an overdevelopment of the site by reason of the mass, scale and siting of the proposed dwelling which would be detrimental to the amenities of neighbouring properties and the character of the Chislehurst Conservation Area contrary to Policies BE1, BE11 and H7 of the Unitary Development Plan.**