

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

Application No : 15/02918/FULL6

Ward:
Chislehurst

Address : 1 Downs Avenue Chislehurst BR7 6HG

OS Grid Ref: E: 542564 N: 171030

Applicant : Mr Steve Brown

Objections : YES

Description of Development:

Part two storey/first floor side/rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 10

Proposal

It is proposed to add a part two storey/first floor side/rear extension to this property which would be set back approximately 0.15m from the southern flank boundary of the site. The side part of the extension would have a hipped roof that would be set 0.5m lower than the main roof of the dwelling.

At the rear, the proposed extension would extend over the existing 2.35m deep single storey rear extension adjacent to No.2 Downs Avenue, and would then project a further 1.7m to the rear at two storey level.

Amended plans were submitted on 13th October 2015 in order to rearrange the first floor layout so that the first floor flank windows would serve only bathrooms, and would be obscure glazed with top-openers only.

Location

This detached two storey dwelling is located on the western side of Downs Avenue, and lies adjacent to the rear gardens of Nos.86-90 Walden Road to the south. The adjacent property to the north (No.2) is located at a higher level, and has an access drive leading to a rear garage adjacent to the southern flank boundary with No.1.

Comments from Local Residents

A letter has been received from The Chislehurst Society which raises concerns about the lack of a 1m side space provided between the extension and the flank boundaries of the property which is considered to be contrary to Policy H9 of the Unitary Development Plan.

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
H8 Residential Extensions
H9 Side Space

Conclusions

The main issues relating to the application are the effect that it would have on the character and spatial standards of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed two storey side/rear extension would fall within 1m of the southern flank boundary of the property, and would not, strictly speaking, comply with the Council's side space policy. However, the extension would be adjacent to the rear gardens of Nos.86 and 88 Walden Road, and the nearest dwellings would therefore be some 15-20m away, thus lessening the impact within the street scene. Although there is a detached garage located immediately adjacent within the rear garden of No.86, this is single storey only and at a slightly lower level, therefore, the proposed extension would not appear overly cramped within the street scene.

The proposed first floor rear extension would be set back 0.85m from the northern flank boundary with No.2 Downs Avenue, but it would be set behind the existing two storey dwelling, and would not, therefore, encroach on the spatial separation to the neighbouring property, nor appear cramped within the street scene.

With regard to the impact on neighbouring properties, the extension would project a further 4m to the rear at first floor level adjacent to No.2, but the neighbouring dwelling is set at a higher level and is located approximately 2.5m away from the boundary with No.1, therefore, the impact on outlook from and light to this property would not be unduly harmful.

A first floor flank window is proposed in the southern flank elevation of the extension, but it is to a bathroom and would be obscure glazed. Two further windows are proposed at first floor level in the existing northern flank elevation of the dwelling, but as they are to be obscure glazed with top-openers only, they would not require planning permission.

The proposals are therefore considered to be acceptable subject to safeguarding conditions.

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.
as amended by documents received on 13.10.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3 Before the development hereby permitted is first occupied the proposed window(s) in the first floor southern flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.**

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan

- 4 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.