

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

Application No : 15/04543/FULL6

**Ward:
Chislehurst**

**Address : 2 Camden Park Road Chislehurst
BR7 5HG**

OS Grid Ref: E: 542668 N: 170223

Applicant : Miss Devine

Objections : YES

Description of Development:

Part one/two storey extension and roof alterations to front.

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

Flood Zone 2

London City Airport Safeguarding

London City Airport Safeguarding Birds

Open Space Deficiency

Smoke Control SCA 16

Proposal

The application site is a detached property located on Camden Park Road, close to the junction with Lubbock road. The site is located within Chislehurst Conservation Area.

Permission is sought for a part one/two storey front extension to include alterations to the roof. The property has an existing front projection. The proposal is to increase the width of this front projection by 1.814m and extend the first floor to match this footprint. the roof alterations include raising the ridge of the projection to match the main roof to form a gable end.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

The Conservation Officer raised no objection subject to matching materials.

APCA did not inspect the file.

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

The site has been subject to previous planning applications:

- o 07/03089/FULL6 - Single storey rear extension and first floor side extension with extension to existing front dormer/additional front dormer - Permitted 17.10.2007

Conclusions

The main issues relating to the application are the effect that it would have on the character of the 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 property has two existing front projections; one large front gable projection with double garage at ground floor and bedroom over, and a separate smaller front gable projection with habitable room at ground floor only. The proposal is to increase the width of this smaller front projection by 1.814m and extend the first floor to match this footprint. The roof alterations include raising the ridge of the projection to match the main roof. The property is located within Chislehurst Conservation Area. The alterations to the property are located to the front of the property. The Councils Conservation Officer raised no objection to the proposal subject to matching materials. Given that the proposal will mirror the existing larger front projection, it is not considered to impact significantly on the character of the host property or the street scene in general.

The existing ground floor projection currently provides a side space of 0.7m. the proposal maintains this side space at first floor level therefore does not comply with Policy H9 of the Unitary Development Plan which requires a minimum of 0.7m for the full height and length of a two storey development. In this case whilst the Policy H9 would not strictly be adhered to, given that the ground floor element is existing, the extension as proposed would not cause a detrimental impact on the neighbouring property (No.4) in terms of loss of light, privacy or outlook, will not detract from the character of the property nor will it have an unacceptable impact upon the Chislehurst Conservation Area.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

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 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

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 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.