

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 15/04108/FULL6

**Ward:**  
**Chislehurst**

**Address :** 22 Selby Close Chislehurst BR7 5RU

**OS Grid Ref:** E: 543304 N: 170932

**Applicant :** Mr David Rogers

**Objections :** YES

### **Description of Development:**

Two storey side and rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Smoke Control SCA 16  
Urban Open Space

### **Proposal**

Planning permission is sought for a two storey side and rear extension to the detached property. The proposed extension would project 2.5m to the side of the property (when scaled from the submitted drawings) and would retain a 1m side space to the boundary with No.20 Selby Close. The proposed extension would run alongside the property and wrap around the rear at two storey level projecting approximately 5.2m to the rear. First floor flank windows are proposed in the north-western elevation which are indicated to be obscure glazed.

Additional plans were submitted on 13th November 2015 (showing obscure flank windows) and 29th December 2015 (showing additional information requested by Highways).

### **Location**

The property is not located within the Chislehurst Conservation Area.

### **Consultations**

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

- plans take away existing parking at the site
- will result in additional parking in Selby Close
- limited existing capacity for regular parking

- for 16 years have enjoyed a garden with open, light and spacious feel
- beautiful view of neighbouring gardens and woodland
- extension would impact views
- make garden feel more enclosed, overlooked and dark
- impact on rear patio
- impact on overlooking
- loss of sunlight to rear garden of No.27
- extension would be out keeping with the original footprint of the building
- hugely negative impact on adjoining neighbour

A letter of objection was also received from the Chislehurst Society which is summarised as follows:

- discrepancy between plans
- loss of privacy to adjoining neighbour
- contrary to Policies BE1 and H8

Highways - Initial concerns raised regarding the size of the proposed garage and limited information regarding the existing parking arrangements. Additional revised drawings were submitted on 29th December 2015 to address Highways comments and no objections are now raised.

### **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

### **Planning History**

There is no recent planning history at the site. It is noted that planning permission was granted under ref. 13/02820 for a Part one/two storey side and rear extension and side elevational alterations (previously refused under ref. 12/02632) at the adjoining neighbour at No. 20.

### **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 proposed extension would project to the side of the property and would maintain a 1m side space to the boundary. The side space proposed is considered to be adequate to comply with the requirements outlined in Policy H9 of the Unitary Development Plan. The proposed side extension is set slightly back from the front building line which assists in breaking up the massing of the extension in relation to the host property. The extension would maintain a gable end to the roof and is

considered to be in-keeping with the host dwelling and wider streetscene. The proposed extension when viewed from the front is similar in design to that constructed at No.20 (ref. 13/02820). Members may consider that the design of the proposed extension is in-keeping with the host building when viewed from the frontage. The proposed extension is substantial in size with a depth of 5.2m at two storey level, significantly enlarging the existing footprint and scale of the host dwelling. On balance, Members may consider that the setting of the properties with large rear gardens and open space beyond would not result in an overdominant addition.

In respect of the amenities of adjacent, neighbours, it is noted that there have been strong concerns raised by the adjoining owner at No.27 regarding the impact of the extension on the current amenities of this property which have been taken into careful consideration whilst assessing the application. The proposed extension would project approximately 5.2m to the rear of the existing property. From visiting the site, there is a footpath that runs alongside the property between the host dwelling and No.27. It is also noted that No.27 is set at a slightly higher ground level. Members may consider that given the gradient of the land, along with the separation distance maintained to the two storey element of the property at No.27 the resulting harm would not be significant enough to justify the refusal of planning permission on this basis alone.

The plans show the flank windows to be obscure glazed and a condition will be added to require this as part of the permission. The other adjoining property, No.20, currently benefits from a part one/two storey side and rear extension and is set further back into the site than the application property. On this basis, Members may consider that the proposal would not result in a loss of amenity to this neighbour.

With regards to parking at the site, revised plans have been submitted showing an increase in the size of the proposed garage and a parking space at the front of the property. No objections are now raised by the Council's Highways officer.

Given the size of the proposal and the comments received from the adjoining neighbour the application is presented on List 2 of the agenda.

**as amended by documents received on 29.12.2015 and 13.11.2015**

**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 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.**

- 4 Before the development hereby permitted is first occupied, the proposed windows in the first floor flank elevations shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties**

- 5 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor flank elevation(s) of the two storey extension hereby permitted, without the prior approval in writing of the Local Planning Authority.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

- 6 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.**

**Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking**

**inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.**

**You are further informed that :**

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).**

**If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.**

**Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)**