

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

**Application No :** 15/05246/FULL6

**Ward:**  
**Chislehurst**

**Address :** Trosley 14 Wilderness Road Chislehurst  
BR7 5EY

**OS Grid Ref:** E: 543841 N: 170406

**Applicant :** Mr Michael Overton

**Objections : NO**

### **Description of Development:**

Elevational alterations, demolition of existing garage and construction of lower ground floor front extension to provide garage and basement extension with associated landscaping works

Key designations:

Conservation Area: Chislehurst

Smoke Control SCA 16

### **Proposal**

Permission is sought for the demolition of the existing garage and the construction of basement accommodation which would extend forward of the house and would incorporate an integral double garage/workshop, a swimming pool, a gym, a bar area and ancillary storage areas and plant room. Changes to the level of the drive would be required as the garage would be set lower than the existing garage, and there would be associated landscaping works to the front.

### **Location**

This detached dwelling is located at the northern end of Wilderness Road, and lies within Chislehurst Conservation Area. It currently has a detached double garage located to the front of the property which was built around 2007, and it has previously been extended to the side and rear.

### **Consultations**

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

### **Comments from Consultees**

The Advisory Panel for Conservation Areas raises objections to the proposals on the basis that the increased extent of building work in front of the main elevation of the house would detract from the character of the house, and would impact adversely on the character and appearance of this part of the Conservation Area.

Wilderness Road is a private road, and no technical highways objections are raised to the proposals.

No objections are raised in principle from a drainage point of view, and Thames Water has no concerns.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development  
BE11 Conservation Areas  
H8 Residential Extensions  
NE7 Development and Trees

### **Planning History**

Permission was granted in 2007 (ref.06/03692) for a detached double garage to the front of the house, and the conversion of the existing garage into habitable accommodation.

### **Conclusions**

The main issues in this case are the impact of the proposals on the character and appearance of Chislehurst Conservation Area, on the amenities of the occupants of surrounding residential properties, and on important trees on the site.

It is proposed to lower the gradient of the driveway, thus enabling the front garage extension to be set approximately 1.4m lower than the existing garage, and it would be set 3.2m further back towards the house. However, the extension would be 3.7m in height compared with 3m in height for the existing garage, and would still project 6.3m forward of the dwellinghouse. It would measure 9.6m in width compared with 6.3m in width for the existing garage, and it would extend up to the north-western flank boundary with Hedgerows where currently there is a 3.75m separation between the garage and the boundary.

A front extension is also proposed to the other side of the front entrance steps which would accommodate part of the basement gym, and would measure 4.7m in width, although it would be set 1.5m further back than the proposed garage extension. Together with the front garage extension, it would introduce a greater amount of built development across the frontage of the dwelling, which would appear unduly prominent within the street scene, and would have a detrimental impact on the character and spatial standards of Chislehurst Conservation Area.

With regard to the impact on neighbouring properties, the proposed basement accommodation would not adversely affect the amenities of the adjoining dwellings, and the proposed front extensions would be set at a low level in relation to the neighbouring dwellings, and would not therefore result in any undue loss of light or outlook.

With regard to the impact on trees, there are no trees of significance within the footprint of the proposals, and those situated nearby are likely to have been planted in recent years. There is an early mature oak tree at the front of the site adjacent to the pedestrian access gate, and there appears to be sufficient clearance to accommodate construction-related deliveries. No objections are therefore raised to the proposals from a tree point of view.

**RECOMMENDATION: APPLICATION BE REFUSED**

**The reasons for refusal are:**

- 1 The proposed front extensions would, by reason of their excessive size, bulk, width and forward projection, appear unduly prominent within the street scene, and would have a detrimental impact on the character and spatial standards of Chislehurst Conservation Area, thereby contrary to Policies BE1, BE11 and H8 of the Unitary development Plan.**