

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

**Application No :** 15/04272/FULL6

**Ward:**  
**Chislehurst**

**Address :** 53 Elmstead Lane Chislehurst BR7 5EQ

**OS Grid Ref:** E: 542383 N: 170840

**Applicant :** Mr Graham Overton

**Objections :** YES

**Description of Development:**

Roof alterations to incorporate rear rooflights, two storey side and single storey rear extensions, front porch and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Smoke Control SCA 10

**Proposal**

The proposal includes roof alterations to incorporate rear rooflights, two storey side and single storey rear extensions, front porch and elevational alterations.

The roof alterations would decrease the maximum ridge height by approximately 0.2m and would include the addition of 8 rooflights to the rear.

The two storey side extension would have a maximum width of 2.8m and height of 5.8m. The roof would be pitched to match the angle of the existing with an eaves height of 3.1m.

The single storey rear would have a depth of 6.475m and width of 7.265m. It would have a flat roof with height of 4m and a roof lantern with a height of 4.6m.

The front porch would be 3m wide a 1m deep, and the proposed elevational alterations would include the addition of several windows to the rear of the property.

**Location**

The application site hosts a two storey detached dwelling located on the eastern side of Elmstead Lane, close to the junction with Grange Close. The site is not located within a conservation area, nor is it listed.

## **Consultations**

### Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received;

- o Loss of privacy and increase in noise.
- o Out of character with the area.
- o Owner may reduce / remove existing trees at the bottom of their garden.

Revised plans were received on the 13/1/16 and neighbours were re-notified, the following representations were received;

- o Loss of privacy - proposed skylights are at an angle and size that would allow views to the property at No.6 Wood Drive.
- o Previous points are still valid.
- o Roof works have already commenced.

Highways Officers were consulted however no comments were received during the consultation period.

## **Planning Considerations**

### 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**

The application site has no previous planning history.

## **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 alterations to the roof would lower the maximum ridge height by 0.2m and would include the addition of 8 rooflights to the rear, each measuring approximately

0.7m wide and 1.1m high. The existing boundary treatments consists of established tall and dense vegetation to the rear, and some more sparse vegetation to the flank boundaries. The proposed rooflights would therefore not be considered to have a significant impact upon the privacy of the neighbouring dwelling to the rear. The alterations are predominantly to the rear of the property and the maximum ridge height would be lowered. As such the roof alterations are not considered to have a detrimental impact upon the streetscene.

It is noted that an application has previously been refused for the addition of rear dormers and roof extensions to the property at 6 Wood Drive, to the rear of the application site. In the subsequent appeal, the decision was upheld by the Inspector, who stated that 'the visual impact to the neighbours by creating, in effect, a three storey building in an exclusively two-storey area would be unneighbourly and so out of character with the area that discernible and unacceptable harm to the visual amenity of the locality would be inevitable. Further to this the Inspector also concluded that the additional degree of overlooking to the adjoining properties that would be possible from the rear dormers would not be so serious as to warrant a refusal of permission.

The rear boundary of the application site joins the flank boundary of the property at 6 Wood Drive. Given the Inspectors comments and the rear boundary treatment of the application site it cannot be considered that any additional overlooking cause by the rooflights would be sufficient to warrant a refusal. Furthermore, the addition of rooflights is not considered to make the host dwelling appear as a three storey dwelling and would not harm the visual amenities of the neighbours or have a significant impact on the character of the area. In order to protect the amenities of the neighbours and the character of the area it is recommended that a condition is added to prevent any further alterations to the roof without the prior approval in writing of The Council.

The proposed two storey side extension would have a maximum width of 2.8m and height of 5.8m. The roof would be pitched to match the angle of the existing with an eaves height of 3.1m. The two storey extension would replace an existing garage which is currently situated on the boundary with No. 53A. The extension would provide a side space of 1.135m and this would comply with Policy H9 which requires a minimum distance of 1m. The first floor would include one window to the front and one window to the rear and two windows in the roofslope to serve an ensuite bathroom which should be obscure glazed. The two storey extension is not considered to cause a significant impact on the amenities of the neighbouring property above that existing, nor have a detrimental impact on the character of the host dwelling or streetscene.

The proposed single storey rear extension would replace the existing utility room at the rear of the property. The extension would measure 6.475m deep and 7.265m wide. It would have a flat roof with height of 4m and a roof lantern with a height of 4.6m. In addition the extension would feature a chimney which has a maximum height of 5.6m. Whilst the rear extension is considered to be large it would provide a side space of 1.679m to the flank boundary and is therefore unlikely to have a significant impact on the amenities of the adjoining neighbour at No.53A. There is a significant distance to the property at No.51 and the extension would be well

screened by the existing boundary treatment to the rear. As such the proposed rear extension is considered an acceptable addition to the host dwelling.

The proposal also includes the addition of a front porch which would be 3m wide and 1m deep. The porch is modest in size and is considered to be an acceptable addition to the host dwelling which would not harm the streetscene.

The proposed elevational alterations to the rear include replacing a door at ground floor level with one window and the replacement of one window at first floor level with two windows. A bay window would also be added to the rear of the property. These alterations are considered unlikely to result in loss of privacy to neighbouring properties.

The removal of the northern garage would remove one parking space from the property. The house already benefits from another garage which will remain, and there is sufficient parking within the curtilage for more cars. It is therefore considered this would not have a detrimental impact on parking within the road.

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  
as amended by documents received on 13.01.2016**

**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 window(s) in the first floor side roofslope 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

- 5** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

**REASON:** In the interests of the amenities of nearby residential properties and to prevent overdevelopment of the site and to accord with Policies BE1 and H8 of the Unitary Development Plan.