

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

**Application No :** 15/05273/FULL6

**Ward:**  
**Chislehurst**

**Address :** 47 Clarendon Way Chislehurst BR7 6RG

**OS Grid Ref:** E: 545924 N: 168673

**Applicant :** Mr Peter Warren

**Objections :** YES

**Description of Development:**

Single and first floor rear extensions and alterations to the roof to provide additional habitable accommodation incorporating rear dormers and rooflights

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 17

**Proposal**

The proposal involves a first floor side extension which would be constructed over an existing attached side garage but would involve a reduction in width of the garage by 0.2m and would be:

- 3.6m in width
- 7m in depth
- Between 4.8m and 8.3m in height

With regards to the rear extension, the proposal would replace an existing rear conservatory and single storey projection and would have a rearward projection of between 4.4m and 5.1m. The single storey element would span the entire width of the dwelling including the rear of the attached side garage (13.5m wide). The single storey rear extension would have a pitched roof with a maximum height of 2.8m and an eaves height of 2.3m. At first floor, the rear extension would have a rearward projection of 1.9m, a height of between 4.8m and 8.3m and would span the entire width of the dwelling at the rear, squaring off the either side of an existing rear projection

Roof alterations are also proposed involving an increase in ridge height of the original roof from 7.5m to a maximum ridge height 8.8m. The existing two storey front projection would have an increase ridge height from 7.1 to 7.4m. The roof alterations also incorporate two rear dormer windows and one rear rooflight.

Both chimneys to the flank elevations would be demolished.

## Location

Clarendon Way is on a hill and the site is situated near to the highest part of the road which slopes downward towards the west and to the east further along the road.

## Consultations

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

### Comments from Consultees

No comments received

## Planning Considerations

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

Also considerations are the Council's adopted SPG - SPG1 and SPG2

The National Planning Policy Framework, with which the above policies are considered to be in accordance.

### Planning history

Planning permission was granted under ref. 87/01790 for a part one/two storey rear extension with balcony

## 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 first floor side extension would be built above the existing attached garage and would span most of the width of the dwelling, excluding the existing forward projection, linking up to the first floor rear elements of the proposal. Policy H9

requires proposals of two or more storeys in height to be a minimum of 1m from the side boundary. The proposal involves reducing the width of the existing attached garage by 0.2m which would provide the required minimum 1m side space to the east flank boundary. No. 49 is separated by 1.9m from this side boundary and therefore a suitable separation would be maintained between No. 49 and No. 47 (of approximately 2.9m) and the proposal is considered to accord with Policy H9 and would not result in a cramped overdevelopment of the plot or a reduction in the spatial standards of the local area.

The proposal would involve an increase in the ridge height of main roof by 1.4m and an increase by 0.5m of the projecting two storey front hipped gable, resulting in a substantial amount of additional bulk to the original roof. The first floor side extension would also extend the main ridge of the roof for an additional 1.3m, to a total width of 6.3m, and result in the dwelling appearing significantly more prominent within the street scene. There is a variation in roof heights on this part of Clarendon Way which gradually step down towards the west as a result of the slope in the ground level. Consequently, the neighbouring properties either side of the site do not share a common roof height, however, there is a consistency in the change in roof levels of the dwellings along this side of the road which gradually drop down to the west. Within the local area, there have been a number of similar alterations including the neighbouring property at No. 49 (permitted under ref. 12/01041) and therefore the roof height of this neighbouring property currently appears significantly higher than No. 47. Despite the slightly larger width of the ridge of the roof compared to the neighbouring dwelling at No. 49 and resulting additional bulk, on balance, it may be considered that the overall scale of the property remains in keeping with those surrounding it and due to its design; the bulk of the proposed dwelling is similar to others in the area which have been substantially extended.

As part of the roof alteration, a rear dormer is proposed which would project 1.9m from the rear roof slope and is relatively modest in comparison to the host dwelling. The rear of No. 225 Lessons Hill which backs onto No. 47 is approximately 42 metres away at first floor level and it may therefore be considered that this separation will reduce the likelihood of overlooking into this property.

With regards to the ground floor element of the rear extension, this would extend for the full width of the dwelling including the side garage with a rearward projection of between 4.5m - 5.1m and would replace an existing rear conservatory and extension. This would result in a substantial additional bulk to the host dwelling as a result of the depth proposed. To the east, No. 49 has been extended to the rear for two storeys and currently projects further to the rear than No. 47. The ground floor extension would project further into the garden than the first floor element (the proposed depth at first floor being 1.9m), having a proposed rearward projection of between 4.5m and 5.6m and would be in close proximity to both flank boundaries. Even though the depth proposed is considerable, the proposed single storey extension would have a pitched roof with an eaves height of 2.1m which would mitigate the visual impact of the bulk from the rear amenity space and rear windows of the neighbouring properties. There would be a separation of over 3m to No. 49 the separation is considered sufficient to prevent a loss of light and outlook from the rear windows of this neighbouring property. There is also a high boundary

fence along the east flank boundary which would screen the view of the proposal from No. 49. Furthermore, the first floor elements would not project beyond the rear wall of No. 49. Although there is a window in the first floor flank elevation of this property which serves a bathroom and not a habitable room therefore no serious loss of light or outlook or any significant detrimental impact is considered to result to this neighbouring property.

As for the impact on neighbouring amenities to the west, No. 45 has a side garage along this boundary which would result in the habitable accommodation being situated further away from the boundary, having a distance of 5.3m between the first floor flank walls of these properties. The depth of the proposed extension at first floor level to this side is 1.9m which is not excessive, however at ground floor a depth of 4.5m is proposed, on balance though, considering the level of separation and that there is a two storey extension to the rear of No.45 which is set far back from the common boundary, it not considered that the proposed extension would have any detrimental impact on the amenities of this neighbouring property.

On balance, having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not have a detrimental impact on the street scene or the visual amenities of the adjoining residential properties or result in a reduction in the spatial standards of the local area. It is therefore recommended that Members grant planning permission.

#### **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** A side space of 1 metre shall be provided between the flank wall of the extension hereby permitted and the flank boundary of the property

**REASON:** In order to comply with Policy H9 of the Unitary Development Plan and in the interest of the visual amenities of the area.

- 5** No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the elevation(s) of the \*\*\*\* 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.