

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

**Application No :** 15/05603/FULL6

**Ward:**  
**Chislehurst**

**Address :** 45 Sandy Ridge Chislehurst BR7 5DP

**OS Grid Ref:** E: 543007 N: 170791

**Applicant :** Mr David Markham

**Objections : YES**

**Description of Development:**

Two storey side/rear extension, partial hip to gable extension, rear dormer with juliet balcony and front rooflights

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 16

**Proposal**

The application proposes a two storey side and rear extension which would project a maximum of 3.6m at the West of the site and a minimum of 3m at the East of the site from the original rear wall, and would have a width of 8.6m. The proposed would have a width of 2.2m at the side and a depth of 8.4m. The overall depth of the extensions would be 11.4m. The extensions would have an eaves height of 5.3m and a ridge height of 8.1m.

The extensions allow for a side space of 1m at both the East and West boundaries of the site.

The application also proposes roof alterations to create "barn-hips", to increase the ridge height of the roof by 0.45m and the inclusion of a dormer with a Juliet balcony at the rear.

**Consultations**

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

- o Loss of light to kitchen and bedroom of number 43
- o Loss of privacy as a result of Juliet balcony
- o Roofline is not in keeping
- o Loss of light to number 47
- o Nature of the extension being two storey would appear oppressive

The Chislehurst Society objected on the following grounds:

- o Barn hips will increase bulk and visual impact of the side elevations
- o Juliet balcony would increase overlooking

Highways raised no objection but asked for condition H03 to be added to any permission

## **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 Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No1 - General Design Principles  
SPG No2 - Residential Design Guidance

There is no relevant planning history on the site.

## **Conclusions**

The main issues relating to the application are the effect that the proposal would have on the streetscene and the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The two storey side extension allows for a minimum of 1m side space, the boundary then tapers away from the building and provides a maximum of 1.5m side space to the rear of the building line. Given the amount of side space, the distance to the adjacent property at number 43, which is at least 1m from the boundary and the existence of only one small, obscure glazed window in the first floor at number 43, this element of the extension would not cause any significant harm to the adjoining owners at number 43. It should be noted that there is only one window proposed at first floor on this side elevation, this will be obscure glazed and serves a staircase.

The two storey rear extensions will project a maximum 3.6m at the East of the site, but will still provide 1m side space, there is also approximately 1m distance from the boundary to the adjacent dwelling at number 47. There will be some impact on this adjoining occupier, however due to the separation distance of approximately 2m, and the fact that this property benefits from a single storey rear extension the impact on this adjoining occupier is not considered to be so detrimental as to warrant refusal. No windows are proposed in the side elevation which faces number 47.

The application includes increasing the ridge height by 0.45m, due to the variety of roof styles in Sandy Ridge and this minimal increase, this alteration to the roof would not substantially increase the bulk of the roof and would therefore have little impact on the character and appearance of the street scene. It should also be noted that a similar scheme was permitted at number 17, under planning reference 14/04481 which included comparable roof alterations, including an increase in ridge height by 0.41m.

The proposal includes an increase in the height of the roof by 0.45m, Policy H8 states that, "the enlargement of a roof structure from a hipped design to a gable end is unlikely to be acceptable except in relation to end of terrace dwellings," however Members may consider that as the extensions to the roof are not full gable ends that this would not create excessive additional bulk or create any unrelated terracing and is therefore acceptable.

The roof alterations also incorporate a Juliet balcony, within this residential setting there is already an established degree of overlooking due to the existence of windows at first floor level, and while there will be a marginal increase in overlooking as a result of this addition the balcony does not project and therefore this is not considered to create an unacceptable degree of overlooking.

When considering the extensions as a whole, the bulk of the dwelling will be increased by the two storey extensions, however at least 1m of side space will be retained at both boundaries, and therefore it would not reduce the spatial standards of the area. The property does not fall within Chislehurst Conservation Area and so a side space of 1m is considered acceptable.

The alterations to the roof will change the appearance of the dwelling when viewed in the street scene, however as mentioned above, the changes do not create full gable ends, but will create a barn-hip style roof, this is considered to be less detrimental than a full gable as this reduces any potential for a bulky and over dominant feature in the street scene. It is also noted that there are various different roof profiles in the street with number 43 having full gable ends, on balance it is considered that the alterations would not cause significant harm to the character and appearance of the street scene.

Having had regard to the above, 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.

- 4** 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.

- 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.