

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

**Application No :** 16/00068/FULL6

**Ward:**  
**Chislehurst**

**Address :** 16 Heathfield Chislehurst BR7 6AE

**OS Grid Ref:** E: 544326 N: 170634

**Applicant :** Mr P D'Angelo

**Objections :** YES

**Description of Development:**

Additional dormer extension to the west elevation

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Smoke Control SCA 16

**Proposal**

The proposal involves inserting an additional dormer in the west flank roof slope which would have a width of 1.7m and would have a pitched roof with a maximum height of 2m.

**Location**

The property is situated in Chislehurst Conservation Area and is located at the eastern end of Heathfield on a corner plot where the road curves back around towards The Meadow.

**Consultations**

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

- o Concern for aesthetics of the property as it is in a Conservation Area
- o Proximity to neighbouring property and would create an overpowering impact
- o Impact on the ability of the occupiers of the neighbouring property to enjoy their property
- o The property was originally a single storey bungalow
- o Latest application for a dormer window heightens privacy concerns
- o Design appears inappropriate and will unbalance the roof
- o Unattractive from the street
- o The room that would benefit from the proposal already has 4 windows including 1 added in 2014

- o Plans are inaccurate

The Chislehurst Society identify the potential for overlooking of neighbouring properties, and the window would serve a bedroom which is already receiving daylight from several existing windows, the application is considered to be contrary to Policy BE1 of the UDP

### **Comments from Consultees**

APCA did not inspect the application.

HUD - no objections

### **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  
BE11 Conservation Areas  
H8 Residential Extensions

The Council's adopted SPG for Chislehurst Conservation Areas is also a consideration.

### **Planning history**

Planning permission was refused and dismissed on appeal under ref. 03/04387 for conversion of bungalow into two storey dwelling with front, side, rear and first floor extension and attached double garage

Planning permission was refused and dismissed on appeal for 04/00331 for Conversion of bungalow into two storey dwelling with front, side, rear and first floor extension, and attached double garage

Planning permission was granted under ref. 04/00331 Single storey front, side and rear extensions and increase in roof height

Planning permission was allowed on appeal under ref. 04/03009 for first floor extension to form two storey house

Planning permission was granted under ref. 04/04785 for front and rear dormers and insertion of windows in side elevations

Planning permission was refused under ref. 05/01254 and 07/00209 (part retrospective) and subsequently dismissed on appeal for first floor extension over existing garage with front dormers

Planning permission was refused under ref. 07/04331 for conversion of garage to habitable room with bay window at front and pitched roof over. A resubmission was

permitted under ref. 08/00422 with a flat roof in place of the pitched roof previously proposed.

Planning permission was granted under ref. 14/02798 for a side dormer extension

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Conservation 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 proposal involves the addition of a further dormer window in the west flank roof slope which would be set back 1.1m from the front of the dwelling, and it would be visible within the street scene. To the front, there are two dormer windows which are clearly visible from the public parts of Heathfield and have a larger width than the proposed dormer. Furthermore, there are other example of dormer windows in the local area and variety in the character of properties in Heathfield which the Inspector notes in the appeal decision (application ref. 04/03009) 'I don't not consider the quality of the area in terms of variety of types of dwelling would be affected at all significantly by this proposal; the extended building would still contribute in this sense by virtue of its different design.' The proposed dormer would have a minimal bulk which would be similar in scale to the existing side dormers therefore, on balance, the proposal is not considered to appear over-dominant in the roof slope, nor out of character with the Conservation Area.

The proposal would be situated in the side roof slope opposite the flank wall of No. 18 and there are two windows in the flank wall of this neighbouring property at first floor, one is opposite the proposed dormer and serves a bedroom. There is a separation of 7m between these properties and there is a primary window in the front elevation which serves the same bedroom of No. 18 and also provides a suitable outlook and light to this bedroom. The proposed dormer would have obscure glazing and fanlights openings, therefore, the proposals would not result in any overlooking of this neighbouring property. If permission was recommended then the application could be conditioned to ensure that the windows would be obscure glazed and non-openable below the fanlights as there are four windows which also serve the bedroom which would provide adequate outlook and ventilation to the room.

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 Conservation 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 the development hereby permitted is first occupied, the proposed dormer window in the west flank roof slope shall be obscure glazed and non-opening below 1.7m from first floor level in accordance with details submitted in the application 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.**