

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

**Application No :** 16/03334/FULL6

**Ward:**  
**Chislehurst**

**Address :** 58 Marlings Park Avenue Chislehurst  
BR7 6RD

**OS Grid Ref:** E: 545450 N: 168573

**Applicant :** Mr JOHN GRAHAM

**Objections :** YES

**Description of Development:**

Roof alterations incorporating rear dormer with juliet balcony and rooflights to front, single storey front/side/rear extension and two storey side and rear extension. Revisions to previous application (ref: 15/02702) to increase depth of ground and first floor rear extensions PART RETROSPECTIVE APPLICATION

Key designations:

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

**Proposal**

The application site is located on the western side of Marlings Park Avenue and is a large detached two-storey dwelling. The site does not lie within a conservation area and is not a Listed Building. The surrounding area is mainly residential in nature.

Planning permission is sought for alterations to the roof incorporating a rear dormer with Juliet balcony and rooflights to front, single storey front/side/rear extension and two storey side and rear extension. Revisions to previous application (ref: 15/02702/FULL6) to increase depth of ground floor and first floor rear extension, changes in roof height and profiles and two-storey side extension.

The amendments can be divided into 4 elements:

1. Single storey rear extension: This has been increased by 1.55m adjacent to the northern site boundary with No. 56 (resulting in a total depth of 4m) and 1m adjacent to the southern boundary with No. 60 (resulting in a total depth of 4.85m).
2. First floor rear extension: This is located adjacent to the southern boundary with No 60 and has increased in depth by 0.8m (resulting in a total depth of 4.65m).

3. Two storey side: Consent was granted for a two-storey front and two-storey rear extensions, however during construction the existing two-storey side extension was demolished and a new two-storey side extension was built. This extension increased the width of the property by 0.6m adjacent to No. 60 and the southern boundary.

4. Ridge height reduced: The overall ridge height of the extension has been reduced by 0.4m.

5. Garage and side extension roof profile: This has been reduced by 0.3m and the profile altered from a gable end to hipped roof design.

The host building has been rendered, the new extensions has been finished in render to match the host building.

### **Consultations**

Nearby owners/occupiers were notified of the application and one letter of objection has been received and can be summarised as follows:

- The extension to garage/sun roof is larger than originally approved in both height and depth;
- The sunroom overhangs boundary by 8”;
- The extension is of poor construction and the finish on the side adjacent to No. 56 is dreadful;
- There is no guttering along the northern elevation of the sunroom/garage extension leaving water to run down neighbouring wall;
- The sunroom extension is considerably higher than existing garage which impact on loss of light to neighbouring living room;
- The plans show the garage is to increase which will impact on loss of light further;
- The plans also show the garage will overhang northern boundary with No. 56.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies:

#### National Planning Policy Framework (NPPF) (2012)

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 7 - Requiring Good Design

#### The London Plan (2015)

Policy 7.4 Local Character

Policy 7.6 Architecture

#### Unitary Development Plan (2006)

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

#### Other Guidance

Supplementary Planning Guidance 1 - General Design Principles  
Supplementary Planning Guidance 2 - Residential Design Guidance

#### **Planning History**

Planning permission was granted under ref. 88/01758 for a single storey side/front extension.

More recently, planning permission was refused on the 26<sup>th</sup> May 2015 under ref. 15/01377 for roof alterations incorporating hip to gable extensions, 2 rear dormer extensions with juliet balconies and 3 front dormer extensions, single storey front/side/rear extension and two storey side and rear extension for the following reasons:

*"The proposed hip to gable and front dormer extensions, involving substantial alterations to the existing roof profile of the property, are unsympathetic to the scale and form of the host dwelling and would result in top-heavy and obtrusive additions, detrimental to the appearance of the host dwelling and wider streetscene in general, thereby contrary to Policies BE1 and H8 of the Unitary Development Plan."*

Following this under ref: 15/02702/FULL6 planning permission was granted for roof alterations incorporating rear dormer with juliet balcony and rooflights to front, single storey front/side/rear extension and two storey side and rear extension on the 3<sup>rd</sup> September 2015.

#### **Conclusions**

It is considered the planning issues and considerations relate to:

- Design and bulk;
- Side space; and
- Neighbouring amenity

#### Design and Bulk:

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area. Policy BE1 states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Policy H8 states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to (i) the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area and (ii) space or gaps between buildings should be respected or maintained where these contribute to the character of the area.

The Council will normally expect the design of residential extensions to blend with the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials.

The extensions are sympathetically designed to mirror the host building, therefore whilst the two storey side elevation is not set back, the ridge of the extension would not appear overly bulky or dominant within the street scene, and would not detract from the character and appearance of area generally.

The single storey rear extensions now create an 'L' shaped rear elevation which projects 4m beyond the existing side extension which is an increase of 1.55m beyond the approved 15/02702/FULL6 application adjacent to the northern boundary and 4.85m adjacent to the southern boundary which is an increase of 1m beyond the approved 15/02702/FULL6 application.

The host building has been rendered and the extension is finished in matching render therefore resulting in a seamless finish blending the extension with the original building.

Whilst the extension has been increased in depth at ground floor and first floor level, overall the height of the development has been reduced by 0.4m to the first floor rear and two-storey side and the garage/sunroom extension by 0.3m and reducing the bulk from a gable end to pitched roof. On balance the proposal is considered to complement the character and appearance of the host dwelling and for these reasons, it is considered that the proposed development is acceptable and complies with policy on design.

#### Side Space:

Policy H9 states that when considering applications for new residential development, including extensions, the Council will normally require the following:

(i) for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building; or

(ii) where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties.

The Council considers that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. Proposals for the replacement of existing buildings will be considered on their merits.

The proposed two-storey side extension is located adjacent southern boundary and whilst is 0.6m wider than the original dwelling would still retain a side space of 2m. As such the proposal would not result in a terracing effect between the extension and any neighbouring property; the proposed extension would also not cause a cramped appearance within the wider streetscene given that the extension is adjacent to the garage block. It is considered the separation distance retained allows for high spatial standards and a high level of visual quality to be maintained. Therefore does not conflict with the reason for the side space policy and as such is compatible.

#### Neighbouring Amenity:

Policy BE1 (v) states that the development should respect the amenity of occupiers of neighbouring building and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing. This is supported within Policy 7.6 of the London Plan.

The single storey rear extension is shown to project a maximum 4m from the original dwelling which is an increase of 1.55m beyond the 15/02702/FULL6 application. Objections have been received regarding the impact from the garage/sunroom extension and the impact on the neighbouring property. It is noted that previously the garage projected 3.5m beyond the rear elevation together with a 4.1m shed beyond resulting in a total depth of 7.8m built development. The proposed enlarged rear extension would be 2.25m less than the previous situation on site, even though the extension has increase by 1.55m in depth the overall height has been reduced by 0.3m. Therefore on balance the development would not significantly impact on the occupiers at No. 63 to the south in terms of un-neighbourly sense of enclosure and loss of daylight / sunlight over and beyond the previous situation to warrant a refusal on this basis.

With regards to the impact on No. 60 to the south, the increase in depth of the extension by 1m together with the two storey side extension is considered on balance to be acceptable given the size of the plot together with the location of the extension and orientation of the site and would not result in an increased sense of enclosure and loss of daylight / sunlight, to the detriment of the occupiers.

For these reasons, it is considered that the proposed development is acceptable and complies with policy on neighbouring amenity.

#### Summary:

Having had regard to the above, Members are asked to consider if the proposed revisions to previous application (ref: 15/02702/FULL6) to increase depth of ground floor and first floor rear extension, changes in roof height and profiles and two-storey side extension as detailed in the report. It is considered that the development has been carefully and sympathetically designed to ensure that the proposal would not result in amenity implications that would harm the quality of life of existing surrounding.

Accordingly, and taking all the above into account, it is recommended that planning permission be granted in line with the conditions contained within this report.

Background papers referred to during production of this report comprise all correspondence on the file ref: 16/03334/FULL6 set out in the Planning History section above, excluding exempt information.

**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.**