

**Application No :** 16/04781/FULL6

**Ward:**  
**Chislehurst**

**Address :** 100 Imperial Way, Chislehurst BR7 6JR

**OS Grid Ref:** E: 544351 N: 172130

**Applicant :** Mr Ian Hamer

**Objections :** YES

**Description of Development:**

Part one/two storey side/rear extension

**Key designations:**

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

**Proposal**

The application site is located to the northern side of Imperial Way and is sited back from the main highway in a curvature of the road. The host dwelling is a two storey end of terrace dwelling with a duo pitched roof profile and off street parking to the front elevation. The dwelling adjoins number 102 Imperial Way by a single storey element to the north-west elevation. The area is predominantly residential with a golf range to the rear which is designated Green Belt.

The proposal seeks permission for a part one/two storey side and rear extension to facilitate an additional bedroom, two bathrooms and an extended kitchen/diner.

**Consultations**

Nearby owners/occupiers were notified of the application and the following objection was received from the Chislehurst Society:

- A similar application was refused by the Council and a subsequent appeal was dismissed by the Inspectorate
- The flat roof over the single storey rear extension addresses one of the Inspectors concerns
- The applicant continues to propose a two storey side and rear extension. This will be visually intrusive and harmful to the character and appearance of the locality. The applicant does not appear to have acknowledged the reasoning of the Inspector in this regard as stated in the recent appeal decision
- The two storey side extension does infringe the side space policy along the common boundary with number 102

**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  
T3 Parking  
T18 Road Safety  
G6 Land adjoining Green Belt or Metropolitan Open Lane

Supplementary Planning Guidance 1 and 2

London Plan Policy 3.4 Optimising Housing Potential  
London Plan Policy 3.5 Quality and Design of Housing Developments

The Mayor's Supplementary Planning Guidance: Housing

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

### Planning History

16/01502/FULL6 - Part one/two storey side/rear extension - Refused

A subsequent appeal ref:- APP/G5180/D/16/3152803 was refused, with the Inspector making the following comments:

- The gap between number 100 and 102 increases to the rear. As such, the proposed side extension would be set well back from the front elevation of the property and would be well screened and would be partly screened by the unusual flat roofed single-storey link building.
- As a result, the proposed side extension would only project discreetly into the gap and would not appear cramped or prominent despite being contrary to Policy H9.
- The large two storey element with its flat topped roof would appear excessively bulky and visually intrusive. The hipped roofs do not mitigate this impact.
- The combination of the flank walls of the single storey and two storey extension in such close proximity to number 98 would have an unduly overbearing and dominant impact on the outlook from the nearby rear facing windows of the property and from the amenity space behind the house.

### **Conclusions**

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

The application has been amended in the following was from the previously refused application (ref: 16/01502/FULL6):

- Change in roof profile of the single storey rear extension from a pitched roof to a flat roof with roof lanterns. Reduction in height of 0.7m.
- Reduction in projection of the first floor rear extension from 3.5m to 3m.
- Change in roof profile of the first floor rear extension
- Reduction in height of the first floor extension

### Design

The application proposes a part single, part two storey rear and side extension to an existing two bedroom property. The extensions proposed are considerable in size, approximately doubling the size of the habitable floor area however have been reduced in scale from the previously refused scheme.

The extensions, in contrast with the main dwelling, propose to utilise a hipped roof design in the main with a flat roof extending over the single storey side and rear elements. The Inspector stated within his appeal decision that the large two storey element with its flat topped roof would appear excessively bulky and visually intrusive in relation to the host dwelling. He also went on to say that the hipped roofs do not fully mitigate this impact. The Applicant has amended the design of the roof so that it has a lower height with a shallower pitch than that as previously considered and has been reduced in depth by 0.5m. It is considered that these amendments sufficiently mitigate the bulkiness of the proposal when viewed from surrounding properties. Members may consider that the amendments to the scheme are considered to sufficiently overcome the Inspectors concerns, and when viewed in tandem with the flat roof extension from number 98 and from surrounding residential properties and, on balance, no longer appears as unduly bulky or visually intrusive as the previous scheme.

### Side Space

Policy H9 states that when considering applications for a proposal of two or more stories 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. The Inspector stated within his appeal decision that the gap between number 100 and 102 increases to the rear and as such, the proposed side extension would be set well back from the front elevation of the property and would be partly screened by the existing flat roofed single-storey link building. The ground floor side extension proposed within this application would be located behind the existing side projection and benefits from a flat roof profile, therefore would be minimally visible from the highway. The Inspector concluded that as a result, the proposed side extension would only project discreetly into the gap and would not appear cramped or prominent. Although the Council's side space policy would be infringed, the objective of Policy H9, to prevent a terracing effect, would not be prejudiced. Members may consider that the scheme is acceptable in this regard.

### Impact on neighbouring amenity

The proposed extension projects 3.5m at single storey along the boundary with number 98 Imperial Way with the two storey rear element now projecting 3m, stepped in from the common side boundary by 2.7m, an increase of 0.5m from the previously refused application. Whilst the façade facing number 98 is un-relieved, given the reduction in height of the single storey element and the increased

distance from the boundary of the two storey extension, the scheme is no longer considered to unduly compromise neighbouring amenity.

In terms of the impact upon number 102, given the orientation and siting of the neighbouring property, the proposed extension is not considered to cause a detrimental impact upon light, outlook or oppressiveness.

### Conclusion

In conclusion, the scheme is now considered to have overcome the concerns as previously raised in that the scheme is of an appropriate design and no longer impacts upon neighbouring residential amenity.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 16/01502/FULL6 as 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.**

- 4 No windows or doors shall at any time be inserted in the flank elevation(s) of the development hereby permitted, without the prior approval in writing of the Local Planning Authority.**

**Reason: In order to comply with Policies of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.**