

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

Application No : 17/01823/FULL6

Ward:
**Mottingham And Chislehurst
North**

Address : 41 Chilham Road Mottingham London SE9
4BE

OS Grid Ref: E: 542265 N: 171590

Applicant : Mr M Leach

Objections : YES

Description of Development:

Two storey side and single storey front extension.

Key designations:

Smoke Control SCA 51

Proposal

The application proposes a two storey side extension that would have a width of 4m and a depth of 7m, it would have an eaves height 5.5m and a ridge height of 8.2m; it would have a minimum side space of 1.3m and a maximum side space of 8m.

The front extension would have a depth of 1.2m and a width of 2.4m, an eaves height of 2.6m and a ridge height of 3.5m.

The application site hosts a two storey end of terrace dwelling on the corner of Chilham Road and Escott Gardens.

Consultations

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

- o Not in keeping with the style and character of Chilham Road
- o Loss of privacy and sunlight to 28 Escott Gardens
- o Concerns regarding parking
- o Disruption caused by building works would be unacceptable
- o Loss of value of property
- o Concern regarding future occupancy
- o Loss of light to 26 Escott Gardens
- o Extension is unnecessary
- o Serious disruption would be caused by the need for plant machinery
- o Extensions would affect privacy, enjoyment, safety and health of residents
- o Property will look out of place
- o Hazards for pedestrians as more vehicles will be parked on pavements
- o Development will destroy the community and character of the area
- o Invasion of privacy
- o Increase in traffic will impact on health of nearby residents

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

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that the submission of the draft Local Plan will be to the Secretary of State in mid 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions
Draft Policy 8 Side Space
Draft Policy 37 General Design of Development

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

The following London Plan Policies are relevant:

Policy 3.4 Optimising Housing Potential
Policy 5.3 Sustainable design and construction
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture

The National Planning Policy Framework is also a material planning consideration.
Chapter 7 - Requiring Good Design

Planning History

16/02782/PLUD; Roof alterations incorporating hip to gable extension and rear dormer
LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED); Proposed development is lawful

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.

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 materials of the proposed extension are, in so far as practical matching to the existing property, as the extensions would be highly visible from both the front and side this is

considered to be acceptable. The ridgeline would match the existing and this would appear sympathetic to the character of the host dwelling and the roof would be pitched to reduce the bulk of the extension, as this a corner plot the extension would be highly visible so it is considered that the pitched roof would protect the character and appearance of the street scene.

The front extension would have a minimal projection and the use of a pitched roof would maintain the character and appearance of the host dwelling and the street scene.

Side Space

Policy H9 states that when considering applications for new residential development, including extensions, the council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of the flank wall of the building.

This proposal allows for a minimum side space of 1.3m and a maximum of 8m and given that this is a corner plot where more than the minimum would be expected, in this respect the application appears to comply with Policy H9

Residential Amenity and Impact on Adjoining Properties

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 two storey side extension would not project past the rear of the dwelling and as such would have no impact on the adjoining occupiers of number 39. The single storey front extension is positioned centrally on the front of the dwelling and would therefore have no impact on the adjoining occupiers of number 39.

The nearest point of the extension would be 7m from the nearest point of number 28 Escott Gardens and given the orientation of the site the loss of light would not be so significant that it would warrant refusal. It is noted that there are 2 first floor windows at number 28 and given that these are probably not primary bedroom windows it is considered that there would be no significant loss of amenity to these windows. There are no windows proposed in the side elevation however there are 2 at the rear, one which serves a bathroom which could reasonably be obscure glazed by condition and another which serves a bedroom.

Given the large separation distance between number 41 and number 43 it is considered that there would be no impact on this adjoining occupier to the east of the site.

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 and appearance 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 the development hereby permitted is first occupied the proposed window(s) in the west and south east side elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan

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

Reason: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 6 The additional accommodation shall be used only by members of the household occupying the dwelling at number 41 Chilham Road and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.