

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

Application No : 17/02538/FULL6

Ward:
Chislehurst

Address : 41 Heathfield Chislehurst BR7 6AF

OS Grid Ref: E: 544247 N: 170605

Applicant : Ms T Glass

Objections : YES

Description of Development:

Single storey rear extension. Infill porch extension with flat roof canopy above and insertion of door to side elevation with glass canopy above

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 16

Proposal

Planning permission is sought for a single storey rear extension at the rear corner of the house that will replace the existing conservatory. The extension will have a length of 5.5m, projecting to the rear of the house by 3.0m and will have a width of 4.9m. The roof will be flat with a height of 2.9m, excluding the canopy that will add a further 0.8m to the height of the structure. The extension will be sited between 1.6m and 1.75m from the flank boundary of the site, taking account of the angled side boundary of the site.

To the front of the house an infill is proposed to the existing enclosed porch to bring the front wall flush with the front of the house. A flat wooden canopy will be provided above the porch that will extend out from the front of the house by 0.6m.

To the western side elevation, a door is proposed to be inserted with a flat glazed canopy above. The glazed canopy will project 0.5m from the flank wall.

This application has been "called-in" by a local Councillor.

Location

The application site is a detached two storey house sited in an area characterised by other similar dwellings site in spacious plots. The site and surrounding area falls within the Chislehurst Conservation Area.

Comments from Local Residents

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

- Loss of light and overshadowing

- Harmful visual impact and impact on neighbouring amenities
- Discrepancies in the measurements on the drawing including distances to boundaries

Consultations

The Advisory Panel for Conservation Areas (APCA) did not inspect the application.

Considerations

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

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

Chapter 12 - Conserving and Enhancing the Historic Environment

The London Plan (2015)

Policy 5.12 Flood Risk Management

Policy 7.4 Local Character

Policy 7.6 Architecture

Policy 7.8 Heritage Assets

Unitary Development Plan (2006)

BE1 Design of New Development

BE11 Conservation Areas

H8 Residential Extensions

Other Guidance

Supplementary Planning Guidance 1 – General Design Principles

Supplementary Planning Guidance 2 – Residential Design Guidance

Supplementary Planning Guidance – The Chislehurst Conservation Area

Emerging Local Plan

The Council is preparing a Local Plan and the final consultation on its proposed submission draft of the Local Plan closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan 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 37 - General Design of Development

Draft Policy 41 – Conservation Areas

Planning History

Planning permission was granted under ref. 08/02663 for alterations to roof of single storey rear extension to provide lantern light.

Planning permission was granted under ref. 00/03178 for a two storey side and single storey rear extension and rear dormers.

Conclusion

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

Impact on the Character of the Conservation Area

Policy BE11 of the Unitary Development Plan requires new development to enhance and preserve the character and appearance of Conservation Areas. New development will be expected to respect or complement the layout, scale, form and materials of existing buildings and spaces; and respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area. This policy is consistent with Draft Policy 41 of the Draft Local Plan.

Policies H8 and BE1 and the Council's Supplementary Planning Guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. These policies are consistent with Draft Policies 6 and 37 of the Draft Local Plan.

Policy 7.4 of the London Plan seeks that buildings should provide a high quality design that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and contributes positively to the character of the area. Consistent with this, the National Planning Policy Framework (NPPF) states that new development should reflect the identity of local surroundings and add to the overall quality of the area.

The proposed rear extension will be in context with the scale and design of the host building without competing with the character of the house or the wider area. The development will be sited away from publicly viewable areas of the Conservation Area and will not therefore be conspicuous. To the front of the house, the proposed porch infill will be modest in scale and the roof design will complement the host building, subject to matching elevational materials.

The two proposed canopies above the new side door and front porch will have a low height and a very low projection out from the surface of the side and front elevations respectively.

The proposals are therefore considered to comply with Policies BE1, BE11 and H8 of the Unitary Development Plan, Policies 6, 37 and 41 of the emerging Local Plan and the guidance in the Supplementary Planning Guidance for the Chislehurst Conservation Area.

Impact on Neighbouring Amenity

Policy BE1 also seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by loss of outlook or overshadowing. This policy is consistent with the Draft Policy 37 of the Draft Local Plan.

The main potential impact of the rear extension will be on the amenities of No. 43 to the west, as the separation to No. 39 would be considerable. The design of the extension provides a low flat roof of 3.0m in height with a roof lantern set away from the boundary. The proposed extension will project to the rear of No. 43 by approximately 3.0m and will be separated by approximately 2.4m. Due to the south-facing orientation of the houses the proposed rear extension is, on balance, not considered to result in a significant degree of impact on No. 43 either by way of loss of light or visual impact. The proposed flank door and canopy will not offer views into No. 43, which has no facing flank windows.

The proposal is therefore considered to comply with Policy BE1 of the Unitary Development Plan and Policy 37 of the emerging Local Plan.

Summary

Having had regard to the above it is 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 and would not impact detrimentally on the character of the Conservation Area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref(s): 08/02663/FULL6 and 17/02538/FULL6, excluding exempt information.

RECOMMENDATION: PERMISSION

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.