

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 17/01968/FULL6

**Ward:**  
**Chislehurst**

**Address :** 11 Gravelwood Close Chislehurst BR7  
6JT

**OS Grid Ref:** E: 544215 N: 172152

**Applicant :** Ms Melinda Huynh

**Objections : No**

### **Description of Development:**

Part one/two storey rear and single storey front extensions

Key designations:

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

### **Proposal**

Planning permission is sought for a part one/two storey side & rear extensions with single storey front extension.

The application site is a two storey semi-detached property located on the southern side of Gravelwood Close, Chislehurst. The surrounding area is characterised by residential properties comprising semi-detached and terrace building types.

The ground floor element has a depth of 4m with the first floor having the same depth, whilst set off from the boundary with No.9 by 3.5m.

The extensions are shown to be built from colour facing brick, matching roof tiles and finished with white render.

Amended plans were received on 8th June 2017, showing several obscure glazed windows to be inserted into the flank elevation.

### **Consultations**

Nearby owners/occupiers were notified of the application and no representations were received.

### **Comments from Consultees**

Highways - the proposal may lead to the loss of one car parking space, two should be provided.

## **Planning Considerations**

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space  
T3 Parking  
T18 Road Safety

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Councils adopted SPG guidance is also a consideration.

There is no planning history associated with the site.

### Draft Local Plan

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 37          General Design of Development  
Draft Policy 6          Residential Extensions

## **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.

Policies H8, BE1 and the Council's Supplementary design 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.

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.

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.

Policy H9 of the UDP relates specifically to side space and normally seeks a minimum of 1m side space for development, including residential extensions, of two storeys or more, to prevent a cramped appearance within the streetscene and to safeguard the amenities of the neighbouring properties.

### Design

The bulk to the proposed development is to the right hand side of the property with the garage converted to a storage area, utility room and enlarged kitchen on the ground floor. The existing footprint of the house is shown to be reconfigured. At first floor level the existing bedrooms are shown to be reconfigured and an additional bedroom added together with an ensuite. An enlarged porch area is also proposed to the front of the property which is shown to be flush with the new side extension.

The application property forms one half of a semi-detached pair, both of which benefit from the original roof design which includes a hipped roof arrangement. The proposed side extension would form a continuation of the existing ridge line and would sit flush with the existing front building line. Supplementary Planning Guidance indicates the importance of retaining the architectural integrity of the host dwelling, with extensions being required to respect the buildings composition, especially the roof and rhythm of form, the hipped style roof arrangement would be maintained and the limited width (2.5m) of the extension would not imbalance the relationship between the host dwelling and that of the neighbour at No. 9.

The proposed two storey side extension would be built up to the side boundary adjoining the alleyway to the western boundary. Whilst the proposal will be built to the boundary, any impact is significantly mitigated by the 2.5-3m alleyway that adjoins the site. The existence of this permanent separation is such that the proposal will not result in any unrelated terracing or have any detrimental impact on the spatial standard evident in the area.

Given these mitigating set of circumstances, the proposal is not considered to result in a detrimental impact on the streetscene or in a cramped appearance, nor result in any loss of visual amenity in line with the guidance set out in Policy H9.

The two rear extension would add bulk and mass to the side and rear of the property on the eastern elevation. Amended plans received on the 8th June show that several high level windows, to be obscure glazed, are to be added to the flank elevation. Given that all the windows are to be obscure glazed and will be secondary windows no objection is raised to this amendment to the plans. The rear element of the extension is shown to be part two storey/part single storey. The two storey element would be set down from the main ridge line and would be off-set from the neighbour at No.9 by 3.5m. The two storey rear element is considered acceptable on the basis that it would have adequate separation from the boundary with No.9 by not causing a significant loss of light or outlook. The single storey part of the extension measures 4m in depth x 3.3m in width x 2.8m in height with a flat

roof. The single storey part of the extension would just be visible above the line of existing boundary fence.

The conversion of the existing garage to storage is considered acceptable. The submitted drawings show that the garage door would remain but the front extension will be built 1.5m further forward than the existing building line. The property benefits from an existing driveway which can accommodate one car comfortably, two at a push. The Highways officer has suggested that the applicant should show how two cars could be accommodated in the front garden. Further to a site visit it was clear to see that off street parking is available in Gravelwood Close and the property can still accommodate one off-street car parking space which is sufficient without causing any on-street traffic problems.

In terms of proposed materials, the submitted drawings show the outside of the house will be painted with white render and facing brickwork. Whilst white render is not typical of the surrounding streetscene on balance this is considered acceptable. No.9 is currently finished with brickwork whilst No.11 is finished with pebble dashing. The intended render finish is consistent with the prevailing nature of development in the wider area, and would be finished to a satisfactory degree.

#### Neighbouring amenity

Policy BE1 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 overshadowing.

The main impact of the proposal would be on No. 9 and No.13 & 15 Gravelwood Close.

The proposed extension would abut the rear boundary with No.9 with a part single storey/part two storey extension. The depth and height of the single storey extension is considered to be acceptable and the two storey element is considered to be located far enough away to not cause a significant detriment to warrant refusal of the application.

The side extension will abut the boundary to the front elevation with the alleyway that separates the host property with No. 13 & 15 Gravelwood Close. No.13 &15 are set further back from the roadside than No.11 to not be significantly affected by the development.

On balance Members may consider that the side extension is only 2.5m wide and not overly bulky to detract from either the host dwelling or the wider character and appearance of the area. The two storey rear element abuts the boundary with the alleyway where a 2.5-3m gap exists to the neighbours on the other side, whose building line sits back from the road side by a further distance than No.11. The obscure glazed windows will not cause a loss of privacy or overlooking to No.13 & 15.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 17/01968/FULL6 and any other applications on the site 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 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 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) shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.**

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