

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

Application No : 17/02172/FULL6

Ward:
Chislehurst

Address : 3 Sturges Field Chislehurst BR7 6LG

OS Grid Ref: E: 544718 N: 170536

Applicant : Mr & Mrs Eaton

Objections : No

Description of Development:

Single storey rear extension, alterations to side dormers and dormer to the rear

Key designations:

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

Proposal

The application proposes a single storey rear extension that would replace an existing conservatory and have a width of 9.9m and a depth of 4.5m. It would have an eaves height of 2.4m and a ridge height of 3.7m.

The application also includes a dormer to the rear and alterations to the dormers at the side.

The application site hosts a two storey detached dwelling on the Western side of Sturges Field, Chislehurst and falls within Chislehurst Conservation Area.

The application was called in by a ward Councillor.

Consultations

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

The Conservation Officer did not comment on the application and APCA did not inspect the file.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the Draft Local Plan:

BE1 Design of New Development
BE11 Conservation Areas
H8 Residential Extensions

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 closes on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to

the Secretary of State will occur in the mid part of 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

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

07/02374/FULL6; Two storey side extension and single storey rear extension with flank rear and front dormer; Permitted

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 somewhat visible from the side this is considered to be acceptable. The extensions would preserve the character and appearance of the Conservation Area.

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 dwelling at number 2 extends past the rear of number 3 and this would therefore mitigate some of the impact of the extension and as such it is considered that there would be little impact on the adjoining occupiers of number 2 in terms of amenity and outlook.

The dwelling at number 4 extends to a similar line of that at number 2, and there is a gap of approximately 3m between the two dwellings which helps to mitigate the impact of the rear extension. It is considered that on balance there would be little impact on this adjoining occupier in relation to outlook and amenity.

The property currently benefits from 2 side dormers facing number 4 and it is proposed to join these as 1, given that there would be no additional windows and little additional bulk it is considered that this would have no impact on the adjoining occupiers of number 4.

The dormer to the rear is very small and would not create any more overlooking than the existing window at first floor in the rear gable and therefore is considered to be acceptable.

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 adjoining residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/02172/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.