

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

Application No : 17/02923/FULL6

Ward:
Chislehurst

Address : 13 Acorn Close Chislehurst BR7 6LD

OS Grid Ref: E: 544354 N: 171020

Applicant : Mr Michael Adams

Objections : NO

Description of Development:

Detached triple garage

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Open Space Deficiency

Smoke Control SCA 16

Proposal

The application site is a two storey detached property located at the end of Acorn Close, a cul-de-sac of 13 properties. The site is located within the Chislehurst Conservation Area and adjacent to the Green Belt.

The proposed detached triple garage will be 10.9m wide and 6.3m deep. It will have a dual pitched roof with an eaves height of 2.8m and a maximum height of 4.7m.

Consultations

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

Comments were received from the Councils Highways Officer which can be summarised as follows:

- A new triple garage is proposed along with alterations to the vehicle access.
- The garages are slightly shorter than the normally required 6m but are of good size and there is other parking on the frontage.
- There is a maximum width for a residential crossover and so the layout will need to be agreed with highways.
- There appears to be an amount of excavation that will be needed to construct the garages in order to get the turning area level.
- Conditions are recommended regarding parking and highway drainage

The Advisory Panel for Conservation Areas (APCA) did not view the file.

No objection was raised from the Councils Conservation Officer

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
BE11 Conservation Areas
H8 Residential Extensions
T3 Parking

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance
Supplementary Planning Guidance Chislehurst Conservation Area

Draft Local Plan

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 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 30 Parking
Draft Policy 37 General Design of Development
Draft Policy 41 Conservation Areas

The site has been subject to previous planning applications:

- 17/01324/FULL6 - Single storey rear extension, conversion of existing garage to a habitable accommodation, two storey detached garage to front and alterations to existing vehicular access - Refused 24.05.2017
- 17/02914/FULL6 - Single storey rear extensions, alterations to existing front dormer, conversion of garage to habitable accommodation and elevational alterations - Pending consideration

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.

The application site has been subject to a recent refusal under planning ref. 17/01324/FULL6 for a single storey rear extension, conversion of existing garage to a habitable accommodation, two storey detached garage to front and alterations to existing vehicular access. The reasons for refusal were as follows:

1. The proposed detached triple garage would result in a bulky form of development and an incongruous addition that does not respect the scale or

form of the host dwelling. Furthermore, it could be easily severed to form a separate substandard unit of accommodation and would also result in an overdevelopment, out of character with the surrounding area, contrary to Policies H8 and BE1 of the Unitary Development Plan.

2. The proposed detached triple garage, by reason of its height, width and bulk, would result in a dominant and visually intrusive form of development, harmful to the visual amenities of neighbouring properties and the character and appearance of the surrounding Conservation Area, contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.

This current application is for a single storey detached triple garage that is 11m wide and 6.3m deep. The first floor and dormers have been omitted from the proposed garage, thereby reducing the height to 4.7m. The single storey rear extensions and conversion of garage have been submitted under a separate planning application (17/02914/FULL6) and have been granted permission.

The proposed detached triple garage will be 10.9m wide and 6.3m deep. It will have a maximum height of 4.7m. The proposed garage is sited 1.61m away from the eastern boundary and 2.469m from the southern flank boundary. The land will be excavated so the garage will be level with the main house and the crossover and hardstanding will be altered to accommodate the proposal. From visiting the site it was noted that the property to the south, No 4 Copperfield Way, is raised in relation to the application site. Given the separation and the reduction in height, the proposed single storey detached garage is not considered to impact on this neighbouring property with regards to loss of light, outlook or privacy.

The site is located at the end of the cul-de-sac and the proposed detached triple garage will be located at the front of the property, highly visible from the street and neighbouring properties. Given the orientation of the garage in relation to the road, the short side elevation will be fronting Acorn Close. As such, the visual impact is lessened. The application indicates that the proposed external materials will match that of the main dwellinghouse therefore the detached garage would complement the existing property. Given the size and design of the proposed garage, it is not considered to result in overdevelopment of the site. It is noted that no objections were raised by neighbouring properties or the Councils Conservation Officer. It is therefore considered that whilst the proposal would result in an impact on the street scene, it is not sufficient enough to warrant refusal of the application.

The first refusal reason of the previous application (17/01324/FULL6) referred to the severance of the garage to form a separate unit of accommodation. The first floor element and the front dormers have been removed from this application. It is therefore considered that this revised application has overcome this concern.

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 of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 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** Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

REASON: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 5** Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy 4A.14 of the London Plan.