

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

**Application No :** 17/03155/FULL6

**Ward:**  
**Bickley**

**Address :** 8 Hunts Mead Close Chislehurst BR7  
5SE

**OS Grid Ref:** E: 542525 N: 169959

**Applicant :** Mr G Raileanu

**Objections :** YES

**Description of Development:**

Single storey outbuilding to house swimming pool

Key designations:

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Sites of Interest for Nat. Conservation  
Smoke Control SCA 10  
Urban Open Space

**Proposal**

The application site is a two storey detached property located on Hunts Mead Close, a cul-de-sac of 11 properties.

Permission is sought for a single storey detached outbuilding, within the rear garden, to house a swimming pool. The irregular outbuilding will be 5-sided and situated 2.5m from the boundary with No.7, and will be 14m deep. It will be 9.036m wide, increasing to 11.3m wide. The roof will have an eaves height of 2.5m and a maximum height of 3m.

**Consultations**

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

- The overall size of the building (albeit smaller than in the previous application) still appears large for the size of garden
- The document entitled Proposed Section B:B seems misleading in that it appears to show the proposed building being below the level of the fence. The proposed excavation of 500mm will only lower the ground level to that in the adjoining garden. Given that the building will be over 2m in height, it will be significantly higher than the fence which is approximately 1.5 m high.

- In the application form the walls are described as being of white weatherboard. This would make such a large structure very obtrusive. Natural wood finish would be more appropriate

## **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  
H8 Residential Extensions

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 37 General Design of Development

The site has been subject to previous planning applications:

- 11/03192/FULL6 - Part two storey/first floor side extension and single storey front extension - Permitted 20.12.2011
- 16/05159/FULL6 - Single storey outbuilding to house swimming pool - Refused 05.01.2017

## **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 site has been subject to a previous application under planning ref: 16/05159/FULL6 for a single storey outbuilding to house swimming pool. The reason for refusal was as follows:

1. The proposed outbuilding, by way of its proposed depth, elevated position and proximity to the boundary, would result in a dominant and visually intrusive form of development, harmful the amenities of No.7 by reason of outlook and visual amenity, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The current application is for a single storey detached outbuilding however the distance between the flank elevation and the shared boundary has increased to 2.5m (previous refusal was 0.5m)

## Design

Policy BE1 of the Bromley Unitary Development Plan 2006 (UDP) sets out criteria which proposals for new development will be expected to meet. Policy BE1 of the

UDP requires new buildings to complement the scale, form, layout and materials of adjacent buildings and areas. Importantly Policy BE1 states that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their amenities are not harmed by noise or disturbance.

The proposed single storey detached outbuilding will be located within the rear garden, to house a swimming pool. The irregular outbuilding will be 5-sided and situated 2.5m from the boundary with No.7, and will be 14m deep. It will be 9.036m wide, increasing to 11.3m wide. The roof will have an eaves height of 2.5m and a maximum height of 3m.

This revised application has been set in 2.5m from the eastern flank boundary for the full height and depth of the flank elevation. As a result, the overall footprint will reduce by approximately 20sqm (previous footprint 150sqm).

The proposed outbuilding is to be finished with white weatherboard. Whilst this material will not match the surrounding properties, the outbuilding is of a modest height and located to the rear of the property and as such is not visible from the street. It is therefore considered that the proposed outbuilding will not impact on the character or appearance of the surrounding area.

### Impact on Adjoining Occupiers

Policy BE1 of the UDP states that the development should respect the amenity of occupiers of future occupants and should also respect the amenity of occupiers of neighbouring buildings 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.

Concerns have been raised regarding the impact on this neighbouring property to the east, No.7. From visiting the site, it was noted that the rear garden is raised significantly compared to the main house and neighbouring garden.

The proposed outbuilding will have a maximum height of 3m which reduces to 2.5m close to the eastern flank boundary. The proposed outbuilding remains 14m deep however the current proposal provides 2.5m side space the shared boundary and reduces the overall footprint. Furthermore, an amended plan was received 14/09/17 which indicates that the proposal is set 0.7m below the existing ground level. The elevated nature of the garden would not alter however given the modest height and the increase in side space, the proposal is not considered to impact significantly on the amenities of this neighbouring property.

### Summary

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.

**as amended by documents received on 14.09.2017**

**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.**