

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

Application No : 17/03002/FULL6

Ward:
Chislehurst

Address : 5 Greenway Chislehurst BR7 6JQ

OS Grid Ref: E: 543427 N: 171370

Applicant : Ms J Sayer

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

Members will recall that this application was submitted to Plans Sub Committee 3 on 26th October 2017 where Members resolved to defer the application, without prejudice, to seek a clarification of the height of the proposed extension.

Permission is sought for a single storey rear extension that is 3m deep and 5.4m wide. It will have a flat roof and will contain two roof lanterns. The extension will have a height of 3.1m high when measured from the existing decking (4.2m from ground level).

Revised plans were received 20/09/2017 which removed the extension of the raised decking.

The application site is a two storey mid-terraced property located on the north-western side of Greenway, close to the junction with White Horse Hill.

Consultations

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

- o Extension is of an excessive height
- o Loss of daylight to decked area and habitable rooms
- o Loss of outlook
- o These properties have small gardens therefore this is an overdevelopment of an already extended house
- o Overlooking and loss of privacy from extended decking

Following the submission of revised plans on 20/09/17, neighbours were re notified. The additional comments received can be summarised as follows:

- o Pleased that the decking area has been reduced but unhappy with the height of the proposed extension
- o Original objections still stand

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

There is no planning history on this site.

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, Siting and Layout.

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 rear extension will be 3m deep and 5.4m wide. It will have a flat roof and will contain two roof lanterns. The extension will have a height of 3.1m high when measured from the existing decking (4.2m from ground level). The rear elevation will contain folding/sliding doors, both flank elevations will be blank.

The extension is located at the rear of the property therefore will not be visible from the street. Furthermore, the size and design proposed is considered to be in keeping with the host dwelling with the materials shown to match the existing property. It is therefore considered that the proposed extension will not impact significantly on the character or appearance of the area.

Impact on Adjoining Occupiers

Policy BE1 in the Adopted 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.

This row of properties is raised significantly compared to the rear gardens. As such, this property benefits from raised decking that is approximately 4m deep, with steps down to the rear garden. The proposed extension will project 3m to the rear. The revised plan (received 20/09/17) indicates that the decking will remain as existing, projecting 1m beyond the proposed extension.

From visiting the site it was noted that the adjoining property, No.3, has an existing conservatory that is approximately 3m deep. It is therefore considered that the proposal

will not impact unduly on the amenities of this adjoining property with regards to loss of light, outlook or visual amenities.

With regards to the adjoining property to the north-east, No.7, concerns have been raised regarding the impact on light, outlook and privacy. Following the revised plans, the existing decking will not be extended. It is therefore considered that the proposal will not result in overlooking or loss of privacy, over and above that already existing. From visiting the site it was noted that the shared boundary consists of a high fence for the full depth of the existing decking area. The proposed extension will increase the height to 3.1m, when measured from the existing decking. The impact on this adjoining semi would be increased due to the increase in height but not to such a degree that would warrant refusal of the application.

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) 17/03002/FULL6 and any other applications on the site set out in the Planning History section above, excluding exempt information.

as amended by documents received on 20.09.2017

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.