

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

Application No : 17/04306/FULL6

Ward:
Bickley

Address : 12 Bonar Place Chislehurst BR7 5RJ

OS Grid Ref: E: 542425 N: 170353

Applicant : Mr & Mrs Sharma

Objections : YES

Description of Development:

Roof alterations to incorporate rear dormers, two storey side extension, first floor side extension, conversion of garage to habitable accommodation and elevational alterations

Key designations:

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

Proposal

The proposal seeks permission for roof alterations to incorporate rear dormers and increase in ridge height, a two storey side extension, first floor side extension, conversion of garage to habitable accommodation, and elevational alterations.

The two storey side extension to the northern flank would have a width of 3.9m and depth of 4.2m. It would be set back from the front of the property by 4.5m.

The first floor side extension would be constructed above the existing single storey side element, and would have a width of 1.9m, extending for the full depth of the dwelling.

The roof alterations would include an increase in the ridge height of the host dwelling by 0.6m and the addition of two rear dormers.

The existing garage is proposed to be converted to form habitable space, and a pitched roof is also proposed to wrap around the existing single storey front/side element of the property.

Location

The application site hosts a detached two storey dwelling and is situated to the eastern side of Bonar Place, at the head of the cul-de-sac. The site falls outside of the Conservation Area, and does not host a Listed Building.

Consultations

Nearby owners/occupiers were notified of the application and the following representations were received;

- Loss of light.
- High likelihood of light pollution from the second floor of the two storey extension.
- No mention of environmental impact to the road and its use by residents.
- Have previously experienced visitors restricting access to neighbours drive, which impacts on Child Minding business which occurs there - the proposed works will increase this rather than alleviate.
- Queries as to whether an Environmental Needs Assessment is required regarding noise, operation hours, safety of residents etc.
- Concerns over impact of the works on the child minding business and sleeping babies.
- No planning notice displayed whilst others in the area have done so.
- Deep concerns over the impact on quality of life and the ability to run the Child Minding Business.
- Concerns over damage to neighbouring property and vehicles of the building works.
- Overdevelopment of the site.
- Reduction of side space to the right side would impact adversely on No.10.

Planning Considerations

The application falls to be determined in accordance with the following policies;

National Planning Policy Framework (NPPF) (2012):

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

London Plan:

Policy 7.4 Local character
Policy 7.6 Architecture

Unitary Development Plan:

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

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 8 Side Space

Draft Policy 37 General Design of Development

Planning History

The application site has no previous planning history.

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 was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Design

The two storey side extension to the northern flank would have a width of 3.9m and depth of 4.2m. Its ridge height would be lower than the main dwelling and the extension is considered to be a subservient addition to the host dwelling. It would be set back from the front of the property by 4.5m and given its siting to the north of the dwelling would not be highly visible within the general streetscene. Therefore, the additional bulk is not considered to impact significantly upon the host dwelling or the character of the area.

The first floor side extension would be constructed above the existing single storey side element. It would have a modest width of 1.9m and would be set back from the front of the dwelling by 0.6m. Its ridge height would be 0.6m lower than the proposed ridge height of the main dwelling. The first floor side extension is not considered excessive in its size, scale or bulk, and would appear subservient to the host dwelling.

The roof alterations would include an increase in the ridge height of the host dwelling by 0.6m and the addition of two rear dormers. The increase in the ridge height would be modest, and given the variation in ridge heights due to the topography of the close it is not considered that it would impact adversely upon the streetscene. The proposed dormers would be modest in their size and sited to the rear would not be visible from the street. The roof alterations are therefore not considered to harm the appearance of the host dwelling or impact significantly upon the streetscene.

The existing garage is proposed to be converted to form habitable space, and a pitched roof is also proposed to wrap around the existing single storey front/side element of the property. These alterations would significantly alter the appearance of the host dwelling and are not considered to impact detrimentally upon the character of the area.

Overall, the proposal would add a degree of bulk to the property, however the extensions would appear subservient to the main dwelling and the roof alterations would not have a significant adverse impact. Furthermore, the proposed materials would match the existing dwelling and the plot size is considered sufficient to accommodate the proposed extensions. As such, it is not considered the proposal would result in an overdevelopment of the site, or significantly harm the character of the area.

Side Space

Policy H9 normally requires a side space of 1m to be provided from the flank wall to the flank boundary for developments of two or more storeys.

The proposed two storey side extension would maintain a minimum distance of 1m to the shared boundary with No.11, and given its siting within the close and its set back from the front of the property it is not considered that it would result in any significant harm to the spatial standards of the area.

The first floor side extension would be set in 1m from the boundary, though it would adjoin the single storey element which abuts the boundary forming the rear of No.13 Bonar Place. Given this side to rear relationship, there would be a distance of approx. 12.4m from the flank wall of the first floor extension of the host dwelling to the rear of No.13. It is therefore considered that the proposal would not result in significant harm to the spatial standards of the area or result in unrelated terracing from occurring.

Residential Amenity

The neighbouring dwelling to the north-west at No11 is sited around the head of the cul-de-sac and is orientated at a 90 degree angle to the site. It is sited forwards of the front elevation of the host dwelling, and given the topography of the land also has a higher ground level. It is considered that this siting would mitigate the impacts of the proposal, particularly given that the two storey side extension would be set back from the front of the property, and therefore it is not considered that the

proposal dwelling would have an adverse visual impact or loss of outlook and light to this neighbouring dwelling.

The site adjoins the rear gardens of No.13 and No.14 and is set at a higher ground level than these properties. As such, the property would already have a degree of impact on the outlook from the rear of these properties. The proposed first floor side extension would be set in 1m from the boundary and would not exceed the height of the existing dwelling. It would have a modest width in terms of projecting closer to the boundary than the existing first floor flank wall and it would be set back so as not to project the full depth of the property which would partially mitigate its impact. The other elements of the proposal would be sited significantly away from the shared boundary and not highly visible, and therefore, on balance it is considered the proposal would not result in significant additional harm above that which already exists. The flank wall would be blank which would prevent overlooking, though a condition is recommended to restrict the addition of windows at first floor level in order to protect the privacy of this neighbour.

Highways

The proposed site would retain parking on its frontage for 2 vehicles and therefore Highways Officers raised no objection to the application.

Other Matters

The impact of building works and hours of operation would be controlled by separate legislation and would not form a material planning consideration to this application.

Concerns have been raised regarding no planning notice being displayed, however given that the site does not fall within any designated areas as it lies outside of the Chislehurst Conservation Area then this is not a requirement, and neighbours were notified directly by letter.

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.

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** No windows or doors shall at any time be inserted in the first floor flank elevation(s) of the extension(s) hereby permitted, without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.