

<b>Committee Date</b>	16.04.2020	
<b>Address</b>	9 Sturges Field Chislehurst BR7 6LG	
<b>Application Number</b>	20/00089/FULL6	<b>Officer</b> - Jacqueline Downey
<b>Ward</b>	Chislehurst	
<b>Proposal</b>	Demolition of conservatory and construction of single storey side and rear extension, first floor side extension incorporating a front dormer, side dormer enlargement of existing side dormer and elevational alterations.	
<b>Applicant</b>	<b>Mr &amp; Mrs Huseyin  9 Sturges Field, Chislehurst, BR7 6LG</b>	<b>Agent</b>
		Mr Hussein Huseyin  44 Conquest Road, Addlestone, KT15 1SN
<b>Reason for referral to committee</b>	Call-In	<b>Councillor call in</b>  Yes

<b>RECOMMENDATION</b>	Application Permitted
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#### KEY DESIGNATIONS

Conservation Area: Chislehurst  
 Biggin Hill Safeguarding Area  
 Green Belt  
 London City Airport Safeguarding  
 Sites of Interest for Nat. Conservation  
 Smoke Control SCA 16

<b>Land use Details</b>		
	Use Class or Use description	Floor space (GIA SQM)
Existing	Single Dwelling	143.87
Proposed	Single Dwelling	212.77

<b>Vehicle parking</b>	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces			No changes
Disabled car spaces			
Cycle			

<b>Electric car charging points</b>	Percentage or number out of total spaces: 0
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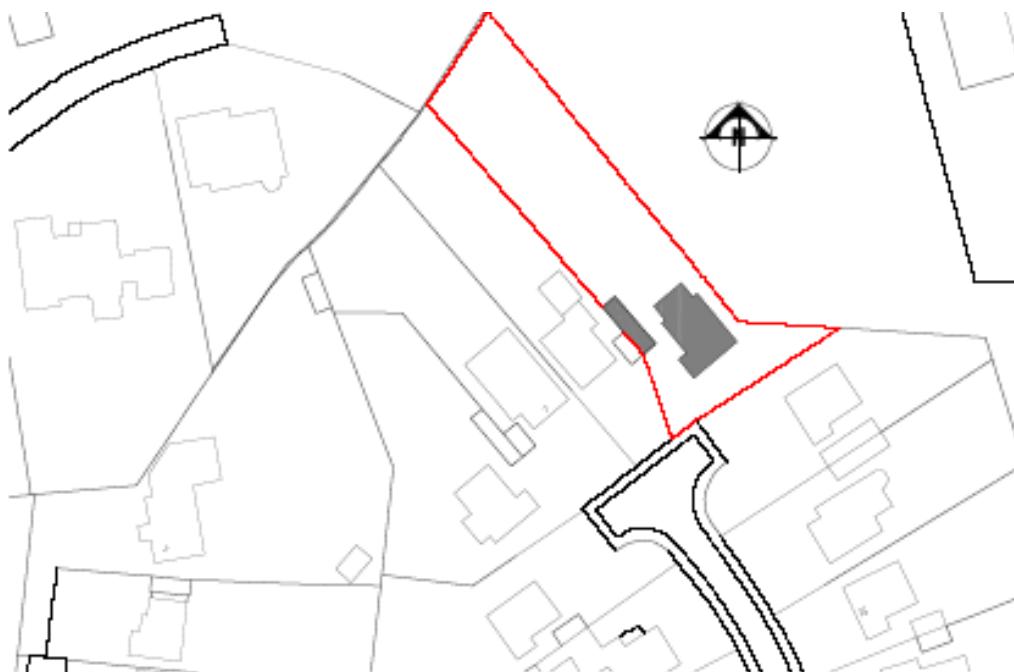
<b>Representation summary</b>	Neighbour letters were sent 23/01/2020 and again on 28/02/2020 A press advert was published on 05/02/2020
Total number of responses	6
Number in support	0
Number of objections	6

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed extensions have been significantly reduced in scale
- The proposal would be in-keeping with the surrounding development
- It would preserve the character and appearance of the Conservation Area
- No unacceptable impact would arise to neighbouring occupiers;

## **2. LOCATION**

- 2.1 The application site is a detached two storey property located at the northern end of Sturges Fields, Chislehurst which is a cul-de-sac of chalet-style bungalows set within generous curtilages and large front and rear gardens. The site is located within the Chislehurst Conservation Area.



## **3. PROPOSAL**

- 3.1 The proposal involves demolition of conservatory and construction of a single storey side and rear extension, a first floor/two storey side extension incorporating a front dormer, a new side dormer and enlargement of side dormer to the north east side and elevational alterations.
- 3.2 The proposed single storey side and rear extension would have a rearward projection of 5m and would have a total width of 9.9m, with a side projection of 2m beyond the flank wall, and would have a dual pitched roof with gables to the flank elevations and would have a height of between 3.7m and 2.3m.
- 3.3 The first floor/two storey side extension would increase the length of the existing ground floor side extension by a depth of 3.7m, it would have a width of 2m and would have a gable roof with a ridge height of 6.5m and eaves height of 2.3m and would incorporate a front dormer with a width of 2.1m and a pitched roof with a height of 2.7m.
- 3.4 A new side dormer is also proposed to the south west flank roofslope which would have a width of 3.4m and a pitched roof with a height 2.7m.
- 3.5 The proposal would involve the enlargement of the side dormer by 1.6m in width and it would have a pitched roof to match the existing dormer with a height of 2.7m.

## **4. RELEVANT PLANNING HISTORY**

- 4.1 The relevant planning history relating to the application site is summarised as follows:

10/02072/FULL6 - Part one/two storey side extension, enlargement of side dormer and elevational alterations - Permitted

11/03238/FULL6 - Part one/two storey side extension, enlargement of side dormer and elevational alterations (Amendment to scheme approved under application reference 10/02072 to include increase in width to side dormer and a window to the first floor western flank elevation) – Permitted

19/03582/FULL6 - Demolition of garage and conservatory. Part one/two storey side and rear extension, enlargement of side dormer, erection of detached garage and elevational alterations. – Refused

Refused for the following reason:

“The proposed extension, by reason of its design, height, substantial rearward projection, excessive bulk and siting, would constitute an incongruous overdevelopment of the dwelling resulting in a impact on the character and appearance of the host building and the spacious and verdant appearance of this part of the Chislehurst Conservation Area. This is contrary to Policies 6, 37 and 41 of the Bromley Local Plan 2019.”

## **5. CONSULTATION SUMMARY**

### **A) Statutory**

- APCA: Objection
- Conservation Officer: No objections - Although the proposal will be quite visually overwhelming to the house and I note that both APCA and the Chislehurst Society have objected, the house itself in my view from the CA point of view, of low architectural interest. Historic map regression suggests a post 1940s date and looking at the house I should think it's even later than this.

The immediate surrounding conservation area is of low to moderate interest, Although I note that number 6. Sturges field Is a similar size and represents an attractive symmetrical arrangement.

However this proposal would not harm that in my view.

On balance, no objection from Conservation Area point of view only.

## **B) Local Groups**

- Chislehurst Society make the following objection
- assembling a scheme of major extensions by selecting elements of 'previously approved proposals' and incorporating them with the new proposal
- result lacks coherence
- plethora of dormer windows which are visible to neighbouring dwellings and wider public realm during winter months
- harmful to the preservation of the appearance and character of the conservation area
- Proposal does not comply with BLP policies P6, P37 and P41.

## **C) Adjoining Occupiers**

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

### Objections

- close to doubling the accommodation of the existing house
- out of proportion with the other properties in the street
- property sits within a conservation area and therefore the impact of this is significant.
- a few properties that have built extensions but none in this design or scale
- extensions are typically at the rear of the properties, single storey and not visible from the road.
- very dominant as the existing property is set forward of adjoining properties (No 6,7 & 8).
- The view to the large trees beyond will also be partially obscured by the extension.
- These views along Sturges field are referenced in the conservation area study prepared by the Chislehurst Society. "Mature trees are visible behind dwellings so that there, is a general impression of small scale woodlands beyond."
- current proposal to develop the side and change of scale of this property in my opinion would go against the balance and scale described by the conservationist.
- does not appear to include a design and access statement
- A double storey extension will be out of kilter with the rest of the cul-de-sac
- second gable will overlook No. 8, blocking their light and being detrimental to their view when they exit their house through the front door.
- second gable will be visible from the road, creating an eye-sore. None of the other extensions are visible from the road.
- disagree with changes to front view will as symmetry of the cul-de-sac will be spoilt.
- could set precedent for larger families to buy – already a problem with parked cars on this narrow road
- precedent for oversized extensions, resulting in overcrowding of buildings and loss of green space
- two gable with large windows would substantially change the appearance of property
- create a stand alone much larger house
- will no longer blend in with its neighbours
- Sturges field is a well laid out cul-de-sac with lots of trees and greenery

- detrimental to the close as a whole
- inappropriate development

*Please note the above is a summary of objections received and full text is available on the Council's website.*

## 6. POLICIES AND GUIDANCE

### National Policy Framework 2019

#### NPPG

##### The London Plan

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

##### Draft London Plan

- D1 London's form and characteristics
- D2 Delivering good design
- HC1 Heritage conservation and growth

### Bromley Local Plan 2019

- 6 Residential Extensions
- 8 Side Space
- 30 Parking
- 32 Road Safety
- 37 General Design of Development
- 41 Conservation Areas
- 43 Trees in Conservation Areas

### Bromley Supplementary Guidance

SPG1 – General Design Principles  
 SPG2 – Residential Design Guidance

SPG for Chislehurst Conservation Area

## 7. ASSESSMENT

- Resubmission
- Design
- Heritage Assets
- Neighbouring amenity

## 7.1 Resubmission

- 7.1.1 The proposal follows a previously refused application under ref. 19/03582 for the demolition of garage and conservatory. Part one/two storey side and rear extension, enlargement of side dormer, erection of detached garage and elevational alterations.
- 7.1.2 The proposed scheme has been amended as followed:
- The rear extension has been reduced from two storeys to a single storey only
  - The depth of the rear extension has been reduced from 8.6m to 5m
  - The second two storey side gable extension towards the rear of the property has been omitted
  - Two dormers to the south east side are proposed

## 7.2 Design - Acceptable

- 7.2.1 Following the refusal under ref. 19/03582 which involved a two storey rear extension of 8.6m in depth, the proposed rear and side extension would now be only a single storey extension and the depth has been reduced to 5m. The two storey side element which resulted in two side gables in the refused scheme has also been omitted. As a result of these omitted elements, the proposal would not now result in an elongated main ridge line beyond the rear of the property and the omission of second gable feature would now result in extensions to the dwelling which would appear more in context with the scale and design of the host dwelling and would not dominate its character.



**Front Elevation**



**Rear Elevation**

- 7.2.2 The property is situated at the head of Sturges Field, on the north eastern side of the turning point, and is sited further forwards than the properties on the north western side, Nos. 7 and 8, therefore there is currently a view through to the rear of the site to the mature trees and greenery which creates a spacious appearance at the head of the cul de sac. As a result of the reduction to the rear extension to a single storey with the two storey side gable element omitted, the oblique view of the trees through the gap between the rear of the host dwelling and No. 8 would be retained. The proposed first floor/two storey side gable extension would have a width of 2m which is modest and there would continue to be a significant gap between the host dwelling and No. 8 of 7.9m. Furthermore, given the oblique angle of the view, the proposal would not extend significantly beyond the confines of the

existing development when viewed from the main part of the cul-de-sac. Therefore, the proposal would not impact detrimentally on the spacious and verdant character of the cul-de-sac.

- 7.2.3 The proposed two storey/first floor side extension would not project beyond the width existing single storey side gable projection and would continue to be set back by a minimum of 4.1m from the southern flank boundary with No.8 which is a substantial separation, and would therefore comply with the Council's side space policy. The extension would have a gable end which would be similar to other first floor extensions within the road, some of which have front rooflights and some have front dormers. It would not therefore appear out of character with this part of Chislehurst Conservation Area.
- 7.2.4 The proposal would result in an additional dormer to the side in the south west flank roof slope. There is already a side dormer to the north east flank which would be enlarged in width by 1.6m. The existing side dormer is not clearly visible from the public realm and the increase in width would be modest and would be situated towards the rear of the property therefore lessening its visibility from the main part of the Close. The proposed dormers would not result in an excessive number of dormers as only the two proposed dormers would be visible form the street scene. Given the number of significant sized side dormers in Sturges Field such as at Nos. 8 and 7 and front dormers at Nos. 3 and 14 and examples of property with more than one dormer. As such, the proposal would be in-keeping with the surrounding development.
- 7.2.5 It is considered that the proposed development would preserve the character and appearance of the conservation area and the proposal complement the host property and would not appear out of character with surrounding development or the area generally, therefore complying with Policies 6, 37 and 41 of the Bromley Local Plan.

### 7.3 Heritage Assets - Acceptable

- 7.3.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.3.2 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 7.3.3 The property is situated within Chislehurst Conservation Area however immediate surrounding conservation area is of low to moderate interest. The house itself Conservation Area point of view, of low architectural interest. Historic map regression suggests a post 1940s date and looking at the house I should think it's even later than this.

- 7.3.4 Although the proposal will be quite visually overwhelming to the house and I note that both APCA and the Chislehurst Society have objected, the house itself in my view from the CA point of view, of low architectural interest. Historic map regression suggests a post 1940s date and the planning history of the road suggest the properties dating from the 1960s.
- 7.3.5 Although No. 6. Sturges field is a similar size and represents an attractive symmetrical arrangement. The proposal would retain some of the symmetrical arrangement in terms of the main roof with a side gable which although is enlarged would reflect the design of the properties. On balance, it is not considered that the symmetry of the properties would harmfully unbalanced.
- 7.3.6 There are no objection raised by the Conservation Officer from a Conservation Area point of view and it *is* considered that the proposed development would preserve the character and appearance of the conservation area

#### **7.4 Neighbouring amenity - Acceptable**

- 7.4.1 The host property is situated further forwards than the adjoining neighbouring dwelling to the western side, No. 8, therefore the single storey rear extension and side element would not project beyond the main rear elevation of this neighbouring property therefore its outlook and light from the rear windows and garden would not be adversely affected.
- 7.4.2 The property does not have any windows at first floor level facing the site and there are existing garages for both properties along the common boundary which would already limit the outlook at ground floor level. Furthermore, there would be a separation of at least 6.5m between the proposal and the main property of No. 8. Therefore, given the significant separation and relationship between these neighbours, it is not considered that the proposal would result in a harmful visual impact or loss of outlook, light or privacy to this neighbouring property.
- 7.4.3 The proposed side gable and dormer would involve addition windows at first floor level. The two storey flank window serve the entrance and a void at first floor therefore there would not be a harmful level of overlooking which would result from this window. The first floor flank bedroom window within the gable would be sited forwards of No. 8 and therefore would not overlook the main private outdoor amenity space. There would be a separation of 11m to the property and given the oblique angle between the front windows and proposed window, it is not considered that a significantly harmful level of overlooking would result. The proposed dormer window would be adjacent to the flank of N. 8 however it would be set back over 6m from the shared boundary and the garages along the boundary would screen views towards the ground floor window and this window would also be set back significantly from the rear amenity space of this neighbouring dwelling. The main habitable rooms windows would not be overlooked harmfully from this dormer window therefore it is not considered that it would result in a loss of privacy to this neighbouring dwelling.
- 7.4.4 To the front of the site, No. 10 has its side elevation facing towards the front of the host dwelling and there would not be significant level of visual impact to this side,

given that the bulk of the development is situated predominantly to the rear and opposite flank elevation. The side dormer would be extended to the side elevation nearest to No. 10 however the existing dormer would be extended towards the rear of the property, therefore further back from No. 10 than the existing dormer. The rear extension would be situated a significant distance from No. 10 and it would be only obliquely visible from this neighbouring property and has been reduced to a single storey, further lessening its visibility from this neighbouring dwelling. As such, it is not considered that the proposal would have a significant harmful impact on the amenity

- 7.4.5 Having regard to all of the above and given the scale, siting, separation distance, orientation, existing boundary treatment of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

## **8. CONCLUSION**

- 8.1 Having had regard to the above it is 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 Conservation Area or the local area generally.
- 8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: Application Permitted**

## **SUMMARY OF CONDITIONS AND INFORMATIVES**

- 1. Standard time limit of 3 years**
- 2. Standard compliance with plans**
- 3. Matching materials**