

Committee Date	22.07.2021	
Address	7 Manor Place Chislehurst BR7 5QH	
Application Number	21/02147/FULL6	Officer – Robin Evans
Ward	Chislehurst	
Proposal	Demolition of conservatory. Part one/two storey front/side/rear extensions, loft conversion incorporating rooflights and elevational alterations.	
Applicant Mr & Mrs D Spookes	Agent MR David Sullivan	
7 Manor Place Chislehurst BR7 5QH	Lantarna The Pinnock Pluckley TN27 0SP	
Reason for referral to committee	Call-In	Councillor call in Yes

RECOMMENDATION	Application Refused
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KEY DESIGNATIONS Conservation Area: Chislehurst Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 16
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Representation summary	Neighbour letters sent 20.5.21 Site notice displayed 24.5.21 Newspaper advert published 26.5.21
Total number of responses	4
Number in support	0
Number of objections	4

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would detract from the character and appearance of the site and the Conservation Area.
- The proposal would detract from the amenities of neighbouring residents.

2. LOCATION

- 2.1 The application site is No. 7 Manor Place, Chislehurst, a detached two storey chalet style dwelling located on the western side of the south western spur of the highway.

The land is predominantly level with boundaries marked by a mixture of trees, hedges and fencing. The original dwelling appeared to be a relatively modest chalet style dwelling with front and rear dormer windows set at an angle to the highway measuring approximately 113sqm. It has been extended with single storey extensions on each side including a double garage and a rear conservatory in total measuring approximately 105sqm now measuring approximately 218sqm. The application site lies within a residential area characterised mainly detached dwellings of various designs and styles generally set in spacious plots. Some dwellings have been enlarged and others have been replaced including some nearby to No. 7. The dwelling is not locally or statutorily listed and does not lie within an Area of Special Residential Character however the site lies within the Chislehurst Conservation Area Sub-unit 12 Manor Park, Prince Consort Drive and subsidiary streets. It lies within the suburban area however it directly abuts the Metropolitan Green Belt to the west.

2.2 Sub-unit 12. Manor Park, Prince Consort Drive and subsidiary streets

These streets, and those branching from them, are characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place, along with a lodge house and gates), providing important reminders of the earlier forms of settlement. Given that these streets are not through routes and are not visible from the key parts of the Conservation Area, the retention of its wooded setting provides a supportive backdrop, which performs a useful subsidiary role within the Conservation Area. The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leaved species, to enhance the wooded setting.



Fig 1. Site location plan.



Photo 1. Manor Place looking towards Nos. 7 and 8 (left to right).



Photo 2. Looking towards Nos. 5, 6 and 7 Manor Place (left to right).



Photo 3. Looking towards Nos. 7 and 8 Manor Place (left to right).



Photo 4. North boundary with No. 8 (pictured to the right).



Photo 5. Rear elevation looking towards No. 6.



Photo 6. Rear elevation.



Photo 7. Rear elevation looking towards No. 8.



Aerial photo 1. Looking north west.

3. PROPOSAL

- 3.1 Planning permission is sought for demolition of conservatory, erection of part single storey/part two storey/part first floor side, rear and front extensions, re-pitched and raised roof to form first floor and roof accommodation, integral garage and elevational alterations measuring approximately 223sqm in total or 110sqm net increase compared with the original dwelling.

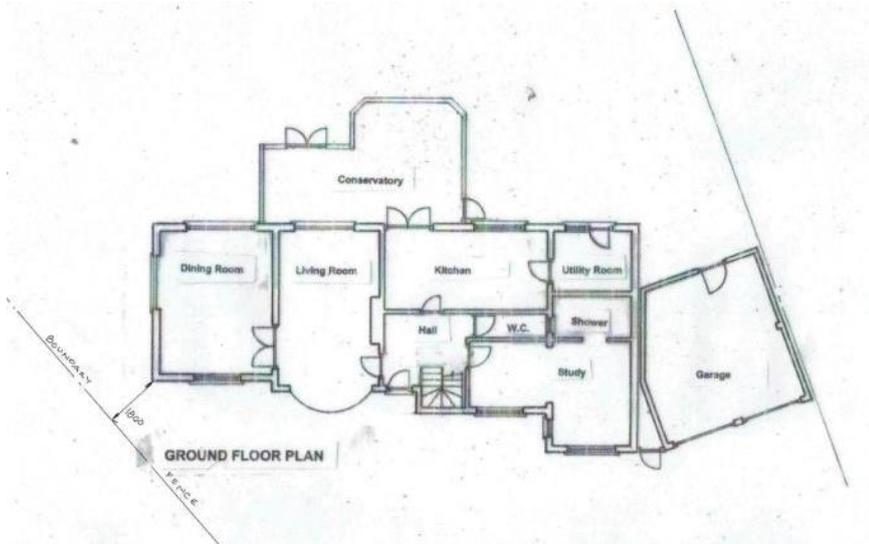


Fig 2. Existing ground floor plan.



Fig 3. Existing elevations.

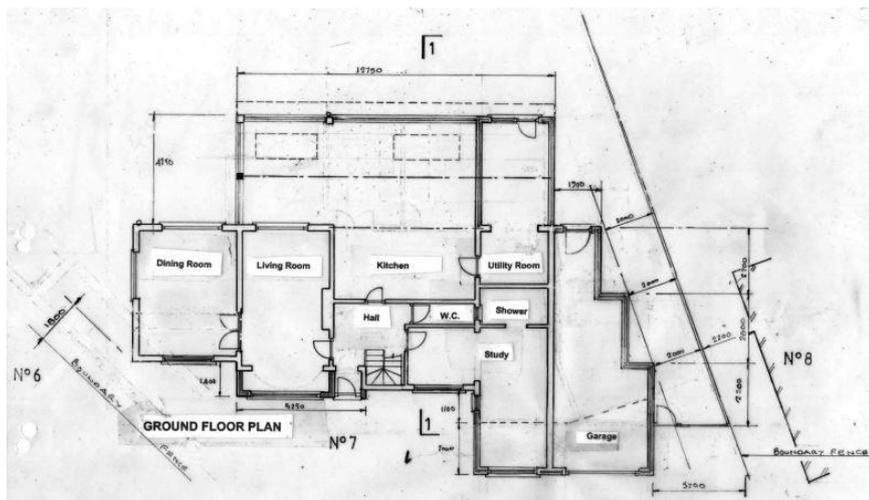


Fig 4. Proposed ground floor plan (annotated).

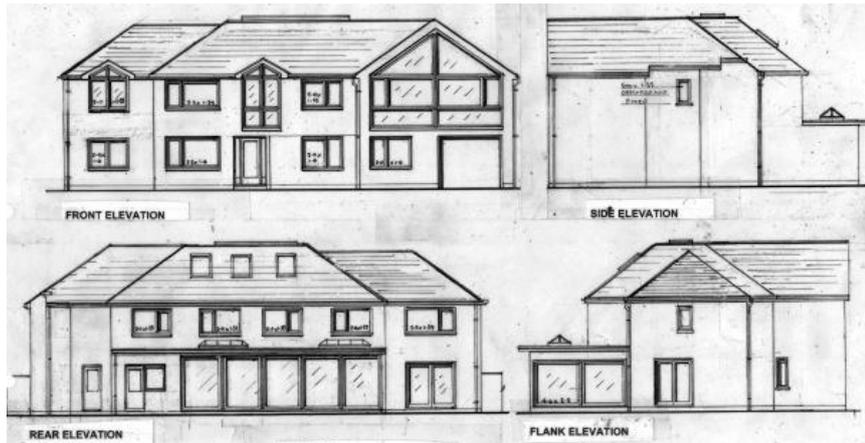


Fig 5. Proposed elevations.

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 89/01521/FUL – Erection of single storey side extension was approved on 12 October 1989.
- 4.3 05/02190/FULL6 – Erection of single storey rear extension was approved on 27 July 2005.
- 4.4 12/00315/FULL6 – Erection of single storey front/side extension was approved on 26 April 2012.
- 4.5 20/03691/FULL6 – Demolition of conservatory. Erection of part single storey/part two storey/part first floor side, rear and front extensions, re-pitched and raised roof to form first floor and roof accommodation, integral garage and elevational alterations was refused on 2 February 2021 for the following reason(s):
1. The siting, scale and form of the proposed development would appear excessive in size in relation to the existing dwelling, it would fail to respect or maintain the high spatial standards of separation between buildings which already exist in this spacious residential Conservation Area, resulting in a cramped and overdeveloped appearance adversely impacting the character and appearance of the host building. The proposal would detract from the character and appearance of the local area including the defining characteristics of this part of the Chislehurst Conservation Area as designated heritage asset contrary to Policies 8, 37, 38, 41, 43 and 73 of the Bromley Local Plan 2019 and the Chislehurst Conservation Area SPG 2001.
 2. The siting, proximity to the neighbouring properties, the size and scale of the proposed extensions would be harmful to the outlook and visual amenities and would cause harmful overshadowing to the neighbouring properties at Nos. 6 and 8 Manor Close contrary to Policies 6 and 37 of the Bromley Local Plan 2019. [Topographical error – should read “Nos. 6 and 8 Manor Place”].

4.6 Other relevant history

4.6.1 6 Manor Place

21/00720/FULL6 – Demolition of existing garages. Erection of two storey side/rear extension, single storey rear and side extensions, replacement first floor level with flat roof, and finished with render and oak cladding was granted on 2 July 2021.

5. CONSULTATION SUMMARY

5.1 A) Statutory

5.1.1 Conservation Officer: According to historic maps the dwelling appears to date from after 1945 and in itself has neutral significance in the Conservation Area and there is no objection in principle to its extension/alteration. However, it is visually low key, and the revised proposal would continue to overwhelm the modest and attractive house and would increase its dominance in the plot and in the road and it would therefore be inappropriate in the Conservation Area. The revised proposal would continue to harm to the designated heritage asset according to the NPPF.

5.1.2 Highways: This part of the highway is a private road where the Council is not the Highway Authority and does not have jurisdiction or responsibility. Nonetheless, as a result of the development, there would appear to remain sufficient space for parking within the site and/or in the proposed garage.

5.2 B) Local Groups

5.2.1 N/A

5.3 C) Neighbouring Occupants

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

5.3.2 Objections

5.3.2.1 General

- The revised proposal does not change the previous reasons for refusal on grounds of siting, scale and form.

5.3.2.2 Design and Conservation Area

- The application site lies within the Conservation Area; characterised by spacious plots with generous space between dwellings,
- The original dwellings are modest, defined by their location and the layout and orientation of the estate and therefore appropriately sized to their surroundings and with appropriate spacing between them,
- The dwelling has already been extended reducing the space around the building although it did not detract from the character and appearance (or neighbouring amenity),

- The proposal would be excessive in size, overdeveloping the plot, dominating the other dwellings, and out of keeping within the area,
- The proximity (1m from the boundary) and size of the development would reduce existing spacing and would appear cramped in between Nos. 7 and 8,
- The proposal is piecemeal and does not integrate existing extensions,
- The proposal would remove existing trees in order to access the garage, harmful to the appearance of the area.

5.3.2.3 Neighbouring amenities

- Existing single storey extensions at No. 7 do not overshadow neighbouring properties,
- The proximity and size of the two storey extensions would overshadow neighbouring properties (No. 8),
- The two-storey side extensions would overlook neighbouring properties adjacent and opposite (assuming removal of trees),
- The raised roof and any future roof light windows would overlook neighbouring properties.

6. POLICIES AND GUIDANCE

6.1 National Policy Framework 2019

6.2 NPPG

6.3 The London Plan 2021

D4 Delivering good design
G7 Trees and woodlands
HC1 Heritage conservation and growth
T6 Car parking

6.5 Bromley Local Plan 2019

6 Residential Extensions
8 Side Space
30 Parking
37 General Design of Development
41 Conservation Areas
43 Trees in Conservation Areas
73 Development and Trees

6.6 Bromley Supplementary Guidance

SPG1 – General Design Principles
SPG2 – Residential Design Guidance
Chislehurst Conservation Area SPG 2001

7. ASSESSMENT

- 7.1 The main issues to be considered in respect of this application are:
- Procedural matters

- Resubmission
- Design and landscaping
- Heritage Impact
- Neighbouring amenity
- Highways

7.2 Procedural matters

7.2.1 Notwithstanding representations received the application drawings are drawn to scale and can be measured, and the application details are adequate to determine the application.

7.3 Resubmission

7.3.1 As mentioned above the current application follows the previously refused application 20/03691/FULL6 and compares/differs in the following ways:

- previously proposed first floor side (south elevation), two storey front, single storey/two storey rear and roof extensions unchanged,
- two storey side extension (north elevation) width and separation from northern boundary at front elevation unchanged, although the mid/rear parts narrowed in width providing a more staggered footprint along the northern boundary and increased separation from No. 8.

7.3.2 On this basis the current proposal and material considerations are materially different from the previous scheme(s) and will be assessed on its own merits.

7.4 Design and landscaping – Unacceptable

7.4.1 Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

7.4.2 London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

7.4.3 Policies 6, 37 and 73 of the Bromley Local Plan (BLP) and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions, are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development including trees and landscaping that contribute towards the character and appearance of the area.

7.4.4 As mentioned, the original dwelling was a relatively modest chalet bungalow set within a spacious plot and according to the planning history it has been extended to each side and the rear, totalling approximately 218sqm. Although the extensions are fairly substantial, they are single storey in height and maintain space to the sides

at upper floor level thereby maintaining space between the dwellings on each side and the spatial standards of the area. Many of the dwellings in Manor Place remain the original chalet bungalows however others have been extended and some replaced. Nonetheless, they also provide space to their boundaries and to neighbouring properties.

- 7.4.5 Local Plan Policy 8 requires a 1m minimum Side Space at upper floor level in some areas where higher standards of separation exist, such as in more spacious Conservation Areas, proposals should provide more generous side space in order to maintain those standards and respect the character in those areas.
- 7.4.6 The proposal would place a full height first floor over the existing chalet dwelling and substantial first floor/two storey side extensions: totalling approximately 223sqm and thereby more than doubling the size of the existing dwelling. According to the drawings the proposed side extension to the southern elevation would measure approximately 1.8m from the boundary with No. 6 (no change from the previous application 20/03691/FULL6). In the current revised design, the proposed side extension to the northern side elevation would maintain the frontage width of approximately 7.3m and therefore would continue to measure approximately 3.7m from the northern side boundary with No. 8 at the front elevation. However, the side wall would have an additional staggered section, it would measure between 3m and 1.9m in width thereby increasing the separation from the northern boundary to 2m along its length, compared with 1m separation in the previous application 20/03691/FULL6. Notwithstanding this, as the frontage width would be unchanged and the separation from the northern boundary at the front part of the extension would be unchanged; measuring 3.7m this would continue to have a narrowing/pinch point effect and a cramped appearance as it is positioned at the front most part of the site. Although the extension would be narrower in width, the narrowed width would be along the side elevation and the resulting increased spacing from the boundary would be would be concealed/obscured by the front part of the extension and the contribution that it makes would be less noticeable and less apparent in the street scene than if the reduced width and increase separation were to occur at the more prominent front part of the extension were it would be more visible and more effective.
- 7.4.7 Notwithstanding the revision the size and scale of the proposed extensions combined with the angled orientation of the plot would continue to cause the building to appear to span the width of the plot, and the proposed extensions would together diminish the space around the dwelling and would appear to enclose the existing spaces between the neighbouring dwellings, thereby leading to a cramped and overbearing appearance in this part of the street and the Conservation Area. Overall, the proposal would appear excessive in size in relation to the existing dwelling and would dominate the plot. It would also have the effect of overpowering the more diminutive size and scale of the chalet style dwelling at No. 6.
- 7.4.8 The architectural design itself would be more modern/contemporary than the existing traditional chalet dwelling however there is a range of styles and designs in the area; including a replacement dwelling Huf Haus at No. 10, and as such this would not be unacceptable in principle. The design and materials could be managed by planning condition in the event that planning permission is granted.

7.4.9 The proposal would not appear to directly result in the removal of or encroachment towards significant or prominent trees or other vegetation important to the character and appearance of the area and Conservation Area. Nonetheless, important trees; particularly those in the frontage, could be protected during the construction process by condition in the event that planning permission is granted.

7.5 Heritage Assets – Unacceptable

7.5.1 The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.

7.5.2 Paragraph 196/197 state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.5.3 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.

7.5.4 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.

7.5.5 As mentioned above the siting, size and scale of the proposal would appear to occupy the width of the plot and reducing the space, having a cramped and overdeveloped appearance. It would be harmful to the character and appearance of the site and its setting within the street scene and detracting from the spacious and sylvan character in this part of the Chislehurst Conservation Area Sub-unit 12 and the Council's Conservation Officer and the Advisory Panel for Conservation Areas (APCA) objects on this basis.

7.6 Neighbouring amenity – Unacceptable

7.6.1 Policy 37 of the BLP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

7.6.2 According to site observations the neighbouring dwelling at No. 6 is currently a chalet style dwelling similar to No. 7, although it is noted the approved scheme 21/00720/FULL6 would alter its appearance. It is, and would continue to be, positioned at a right angle to No. 7, although No. 7 does not currently project directly in front of No. 6 and in any event, it is mostly single storey. As mentioned, the proposal would place a full height first floor on the existing building and replace the existing single storey side elements with more substantial two storey side extensions. This would not be changed in the current revised design from the previously proposed scheme 20/03691/FULL6. Although the dwelling may not be positioned directly in front of No. 6 given the close proximity of approximately 2.5m at the closest point, the orientation and general relationship, the size and scale of these additions would detract to a certain degree from the outlook of No. 6 and potentially have some harmful overshadowing, and some weight is attributed to this. No. 8 is positioned more alongside No. 7 however it is angled and set slightly forward of No. 7. As such the main bulk of the proposed development would be positioned at the side of No. 8 however the proposed two storey side and rear elements would project closer to No. 8 and the rear element in particular would project more significantly beyond the rear of No. 8. The effects of the northern side extension on No. 8 would be reduced somewhat by the increased separation in the revised scheme, although not significantly so. Taking into account the proximity of the resulting dwellings, their orientation and set back, the proposed additions would have some additional harmful effect on the outlook of No. 8 and given the orientation and sun path would lead to some additionally harmful overshadowing. Although the development may be visible from other neighbouring properties it would be sufficiently well removed from them that it would not have a significantly more harmful impact on their outlook or direct daylight than the existing situation.

7.6.3 The main outlook of the development would continue to be to the front and rear where, notwithstanding a greater number of windows in those elevations, any additional overlooking would not be significantly more harmful than the existing arrangement which is not unusual in a residential area in any event. The additional upper floor side flank windows would either serve non-habitable rooms or they would be secondary windows to habitable rooms and they could be fitted with obscure glazing and restricted opening casements in the interest of preserving neighbouring privacy without harming the living environment of the occupants within the new development.

7.6.4 Having regard to the scale, siting, separation distance, orientation, of the development; combined with existing boundary treatment, the proposed development would result in a harmful loss of neighbouring residential amenity with particular regard to light and outlook.

7.7 Highways – Acceptable

7.7.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on

transport grounds where the residual cumulative impacts of development are severe.

- 7.7.2 The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 7.7.3 London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and BLP should be used as a basis for assessment.
- 7.7.4 Although the proposal would remove the existing double garage it would continue to provide a single garage of reasonable dimensions and forecourt space for on-site parking. Furthermore, the Council is not the highway authority in this private road in any event and there is no objection from the Council's Highway Department.

7.8 CIL

- 7.8.1 The Mayor of London's CIL is a material consideration. CIL is payable on this application.

8. CONCLUSION

- 8.1 Having had regard to the above the proposal would comprise an overdevelopment of the site; would lead to a cramped appearance failing to respect the high spatial standards of the area, to the spacious and sylvan character and appearance of the Conservation Area and heritage assets, and would detract from the outlook and sunlight/daylight of the adjoining neighbouring properties. The current revised proposal has not overcome the reasons for the refusal of the previous scheme 20/03691/FULL6 and is recommended for refusal.
- 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 REFUSED

The reasons for refusal are:

- 1. The siting, scale and form of the proposed development would appear excessive in size in relation to the existing dwelling, it would fail to respect or maintain the high spatial standards of separation between buildings which already exist in this spacious residential Conservation Area, resulting in a cramped and overdeveloped appearance adversely impacting the character and appearance of the host building. The proposal would detract from the character and appearance of the local area including the defining characteristics of this part of the Chislehurst Conservation Area as designated heritage asset contrary to Policies 8, 37, 38, 41, 43 and 73 of the Bromley Local Plan 2019 and the Chislehurst Conservation Area SPG 2001.

2. The siting, proximity to the neighbouring properties, the size and scale of the proposed extensions would be harmful to the outlook and visual amenities and would cause harmful overshadowing to the neighbouring properties at Nos. 6 and 8 Manor Place contrary to Policies 6 and 37 of the Bromley Local Plan 2019.