

Committee Date	24 th November 2022	
Address	The Croft Yester Park Chislehurst BR7 5DQ	
Application Number	21/03668/FULL6	Officer - Lawrence Stannard
Ward	Chislehurst	
Proposal	First floor side extension and single storey rear extension, loft conversion with rear dormers and rooflights	
Applicant	Agent	
Mr & Mrs Barwick	Mr Jon Bale	
The Croft, Yester Park Chislehurst BR7 5DQ	2-3 Rice Parade Fairway Petts Wood BR5 1EQ	
Reason for referral to committee	Councillor call in	
Side Space	No	

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Chislehurst Conservation Area Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 16</p>

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 15th September 2022. • A site notice was displayed on the 20th September 2022. • A Press Advert was published on the 28th September 2022.
Total number of responses	0
Number in support	0
Number of objections	0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character of the Conservation Area.
- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not adversely affect the amenities of neighbouring residential properties

2 LOCATION

- 2.1 The site is located on the northern side of Yester Park within Chislehurst Conservation Area and hosts a detached two storey dwelling set within a generous plot size.
- 2.2 The site lies within the Chislehurst Conservation Area and the wider area is characterised by other similar residential properties.



Figure 1: Site Location Plan



Figure 2: Site Location Plan

3 PROPOSAL

- 3.1 The application seeks permission for a first floor side extension and single storey rear extension, loft conversion with rear dormers and rooflights.
- 3.2 It is proposed to add a first floor side extension to its western side over the existing garage, and extend to the rear with a part two storey extension (measuring 2.45m deep, which is similar to the existing single storey rear extension with balcony over which would be removed), and single storey rear extension (measuring a further 5.3m deep), giving an overall depth from the original rear wall of 7.75m.
- 3.3 Second floor accommodation is also proposed within the extended roof and includes side roof lights and 2 rear dormers.
- 3.4 This application follows on from a recent permission approved under ref: 21/03668/FULL6. The main difference between the extant permission and the current application is the omission of the first floor rear element of the extension.

ELEVATIONS
SCALE 1:100



Existing Front Elevation



Existing Side Elevation
(From Hatton Orchard)

APPROVED REF
(10/01735/FULL6)



Approved Front Elevation



Approved Side Elevation
(From Hatton Orchard)



Proposed Front Elevation



Proposed Side Elevation
(From Hatton Orchard)

Figure 3: Existing, Approved and Proposed Front and Side Elevations



Figure 4: Approved and Proposed Site Plans

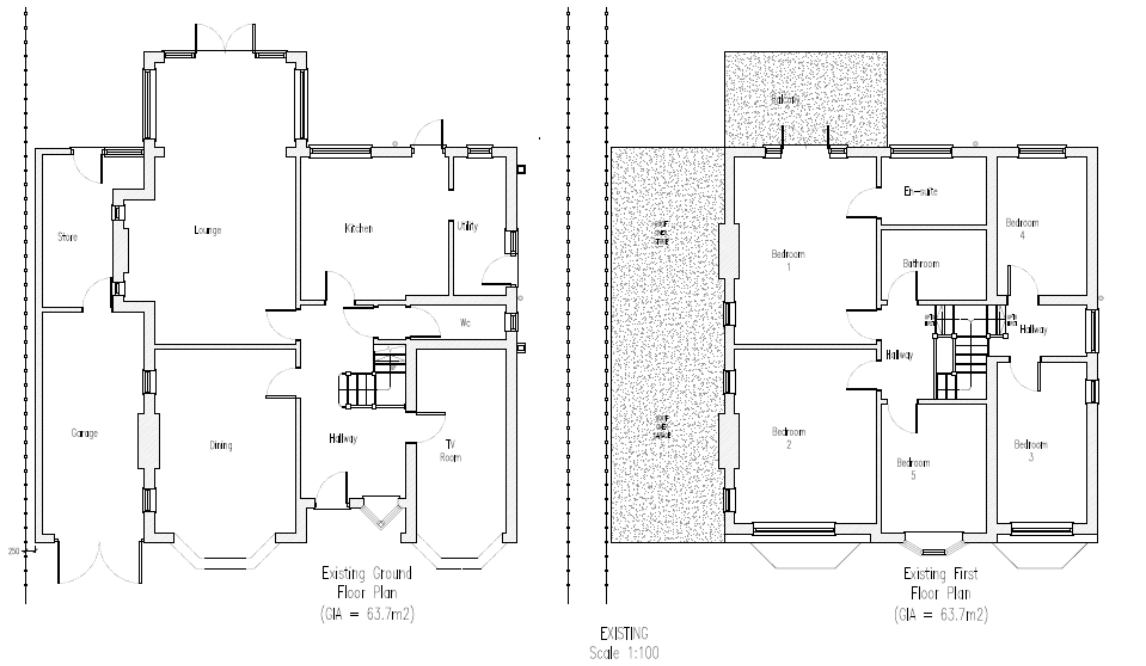


Figure 5: Existing Floor Plans

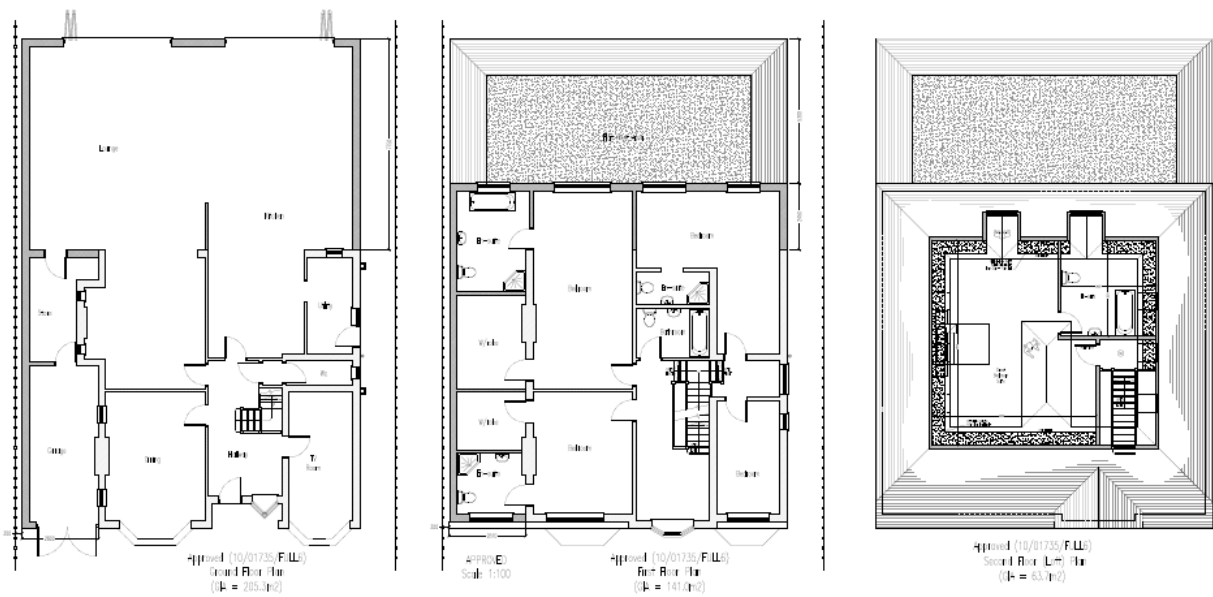


Figure 6: Approved Floor Plans

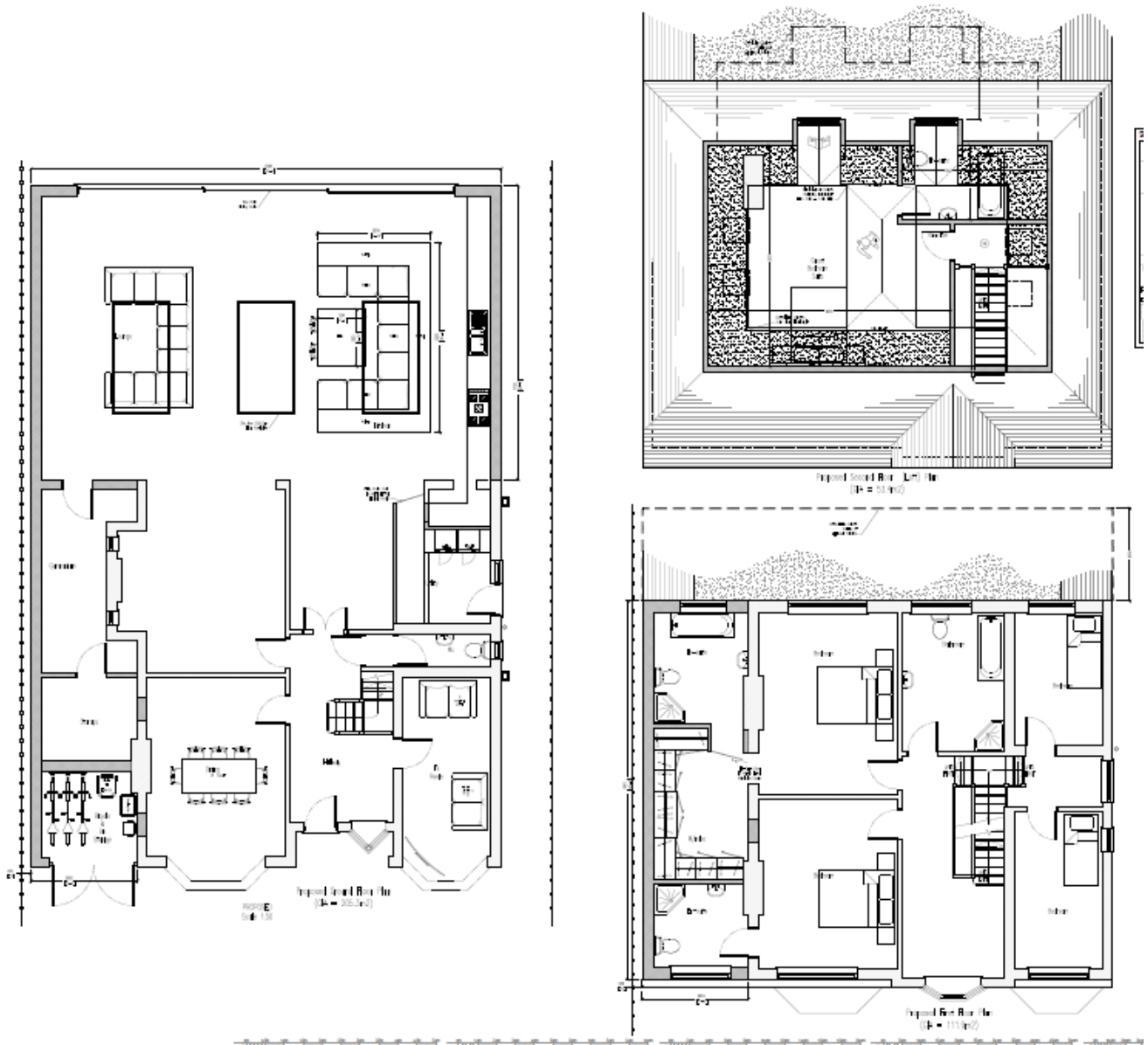


Figure 7: Proposed Floor Plans

4 RELEVANT PLANNING HISTORY

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

- 10/00150/FULL6 - First floor side and one/two storey side and rear extensions. Rear dormer extension - Permitted
- 10/01735/FULL6 - First floor side and one/two storey side and rear extensions. Rear dormer extension. (Amendment to permission ref: 10/00150 to increase depth of single storey rear extension) – Allowed on Appeal
- 18/04093/FULL6 - Two storey side/rear extensions with single storey rear extension and loft conversion with rear dormers. – Allowed on Appeal.
- 21/03668/FULL6 - Two storey side/rear extensions with single storey rear extension and loft conversion (renewal of permission 18/04093/FULL6 allowed on appeal on 01 March 2019) - Permitted

5 CONSULTATION SUMMARY

A) Statutory

Conservation Officer:

- A refusal would be difficult to defend and therefore on balance having studied the plans and the comments I would not object.

APCA:

- Despite the Inspector's findings re the previous application we believe the proposals are insufficiently subservient to the host building and detrimental to its architectural integrity and therefore to the CA.
- The front elevation will lose the asymmetry which is an important part of the house's character so the left side of the roofscape should be retained.
- Any side extension should be set back from the building plane.

B) Local Groups

No Comments were received from local groups.

C) Adjoining Occupiers

No comments were received from adjoining occupiers.

6 POLICIES AND GUIDANCE

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The development plan for Bromley comprises the London Plan (March 2021) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

6.4 The application falls to be determined in accordance with the following policies:-

6.5 National Policy Framework 2021

6.6 The London Plan

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design

6.7 Bromley Local Plan 2019

6 Residential Extensions
8 Side Space
37 General Design of Development
41 Conservation Areas
123 Sustainable Design and Construction

6.8 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance

7 ASSESSMENT

7.1 Resubmission

7.1.1 The application follows a recent application permitted under ref: 21/03668/FULL6 for a two storey side/rear extensions with single storey rear extension and loft conversion.

7.1.2 The recently approved application followed the allowing on appeal of ref. 10/01735/FULL6 and ref: 18/04093/FULL6 and proposed an identical scheme to these previous permissions.

7.1.3 The current application seeks to alter the scheme from the approved by omitting the first floor rear element of the extension.

7.2 Design, Layout, Scale and Heritage Impact – Acceptable

7.2.1 The proposed extension will include a first floor extension above the existing garage that would be constructed within 1m of the flank boundary of the site at ground floor level, retaining a separation of 0.25m to the flank boundary.

7.2.2 Policy 8 of the Bromley Local Plan requires a minimum 1 metre space from the side boundary of the site for proposals of two or more storeys in height to be retained for the full height and length of the flank wall of the building. This policy seeks to ensure "that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas."

7.2.3 It is noted that, the presence of the term 'normally' in the body of policy 8 implies a need for discretion in the application of the policy, having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text.

7.2.4 As the site falls within the Chislehurst Conservation Area there is a presumption to preserve and enhance the special character and features of the area.

7.2.5 It is noted that Yester Park is characterised by large detached dwellings within large plots, many of which provide a variety of side space to the flank boundaries. It is considered important to preserve the areas of side space which do exist in order to retain the character and appearance of the conservation area.

7.2.6 This design matches the design allowed under appeal under ref. 10/01735/FULL6 and ref: 18/04093/FULL6, and more recently that allowed under ref: 21/03668/FULL6.

7.2.7 When considering the most recent appeal, the Inspector states:

“Due to the height, scale and design of the proposal within a plot of significant size, I do not consider that the cumulative extensions proposed, including those to the rear and the loft conversion, would cause an over development of the appeal site. The spacious setting of the appeal dwelling within the plot and within the wider street scene would be retained.”

7.2.8 The proposed development seeks permission for extensions of a similar design and scale to those previously allowed, though it would omit the first floor element which would reduce the overall scale of the dwelling.

7.2.9 Furthermore, there are no significant changes of circumstances at the site or surroundings that would lead the Council to consider the application differently to the Inspector.

7.2.11 It is noted that APCA have raised some objections to the scheme from a heritage point of view. However, the resulting appearance of the dwelling from the front would remain as previously approved and the overall scale has also been reduced from previous schemes. Furthermore, the Councils Conservation Officer has confirmed that they would not object to the application.

7.2.11 It is considered that the current development would not result in any additional impact above that which has previously been approved and therefore it cannot be considered that it would result in any unacceptable level of harm to the character of spatial standards of the Chislehurst Conservation Area or the host dwelling itself.

7.2.12 Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would complement the host property and would not appear out of character with surrounding development or the area generally. It is therefore considered that the character of the Conservation Area would be preserved.

7.2 Residential Amenity – Acceptable

7.3.1 The adjacent dwelling to the east, known as Hatton Orchard, has been extended to the rear at ground floor level, but the current scheme would project significantly further to the rear. This relationship was considered acceptable under ref. 10/01735 and 18/04093/FULL6 when the Inspector allowed the previous appeals, and also under ref: 21/03668/FULL6

7.3.2 Within the original appeal (ref: 10/01735/FULL6) The Inspector stated:

'I accept that the single storey element of the extension would be both wide and deep but that would not, in itself, make it harmful. The boundaries on both sides of the rear

garden have very substantial planting which would screen the extension. Moreover, the extension would be built at the level of the existing patio which is cut slightly into the rising ground to the rear and the floor level would thus be below the neighbouring gardens which would reduce the visual impact of the building. The extension would be set in slightly from the boundary with Hatton Orchard which is itself set in from the boundary apart from the integral garage. The extension would be significantly deeper than the single storey extension at Hatton Orchard but, in my judgement, it would not be overbearing or intrusive in the outlook from Hatton Mount because of its low profile and the effective boundary screening.'

7.3.3 The current scheme would omit the rear first floor extension, though would propose a single storey rear extension of the same depth as previously approved. Having regard to the planning history of the site and the similar circumstances of the site and its surroundings, it is considered that the current proposal would result in any unacceptable level of harm to the amenities of Hatton Mount to a degree that would warrant refusal of the application.

7.3.4 With regards to the property to the west (Wychling), it is considered that there would be sufficient separation between the extensions and this adjoining property to ensure that their amenities would not be unduly affected. This relationship was also considered acceptable previously and the overall scale of the extensions have been reduced from the previous schemes. Therefore, the current scheme would not be considered to harm the amenities of this neighbour.

7.3.5 Having regard to the above, 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.

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: Permission

Conditions

- 1. Time Period**
- 2. Matching Materials**
- 3. Compliance with approved plans**

Any other planning condition(s) considered necessary by the Assistant Director of Planning.