

Committee Date	22.12.2022		
Address	22 Queens Road Chislehurst BR7 5AZ		
Application Number	22/03160/FULL6	Officer: Nicolas Graves	
Ward	Chislehurst		
Proposal	Single storey rear infill extension and flat roof with light lantern to existing single storey outrigger (Retrospective); rear rooflight to main roof.		
Applicant	Mr Thomas Gardner 22 Queens Road Chislehurst BR7 5AZ		Agent Mr David Sullivan Westleigh Design Lantarna The Pinnacle Pluckley TN27 0SP
Reason for referral to committee	Call-In		Councillor call in Yes

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>ART4 - Article 4 Direction BHSAF - Biggin Hill Safeguarding Area CONARA - Conservation Area Chislehurst LCSA - London City Airport Safeguarding SMKCO - Smoke Control SCA 16</p>

Representation summary	Local residents were notified of the application on 10th August 2022. A site notice was displayed on 15 th August 2022
Total number of responses	1
Number in support	0
Number of objections	1

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development is of an appropriate mass, scale, form and design that is of a good architectural quality which respects the character and appearance of the host dwelling and that of the surrounding area.
- The development does not significantly harm or impact on the residential amenities of neighbouring occupiers.
- The proposal is not considered harmful to the appearance of the Chislehurst Conservation Area.

2. LOCATION

2.1.1 The application site hosts a two-storey mid terraced dwelling located on the eastern side of Queens Road, Chislehurst.

2.1.2 The site lies with Chislehurst Conservation Area. The property is not a listed building.

2.1.3 Figure 1: Site Location Plan



3. PROPOSAL

3.1 The application seeks planning permission for the following:

- Single storey rear infill extension with sloping roof (3m deep) (Retrospective)
- Replacement of pitched roof with flat roof to existing single storey rear outrigger (Retrospective)
- Rooflight to rear of main roof

Figure 2: Existing elevations

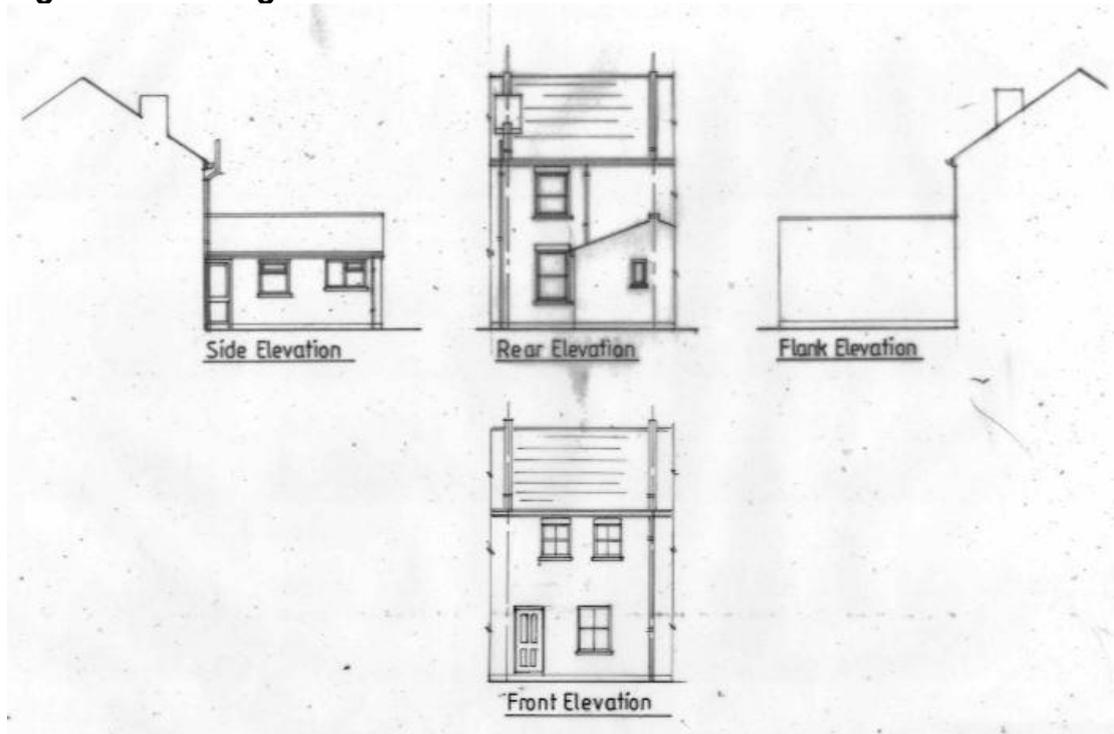


Figure 4: Proposed elevations

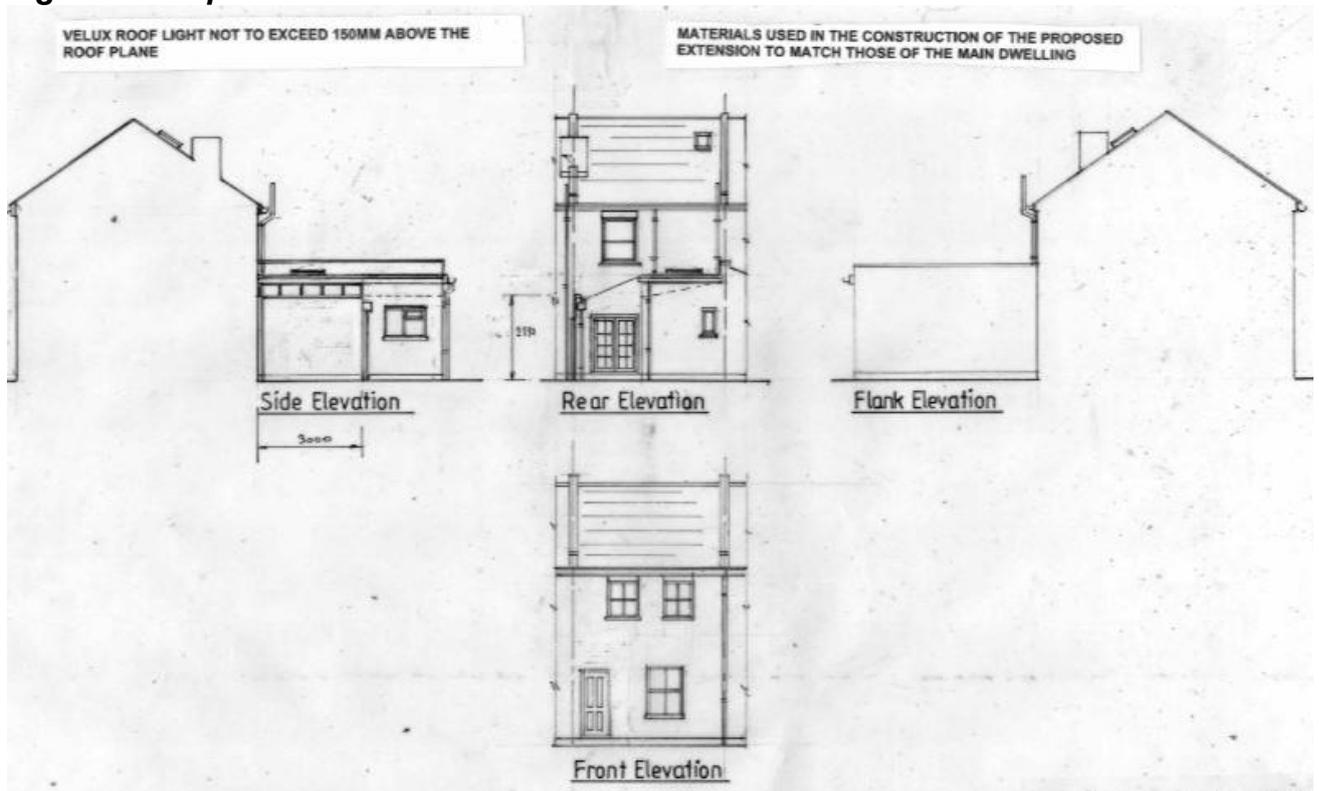


Figure 5: Existing ground floor plan

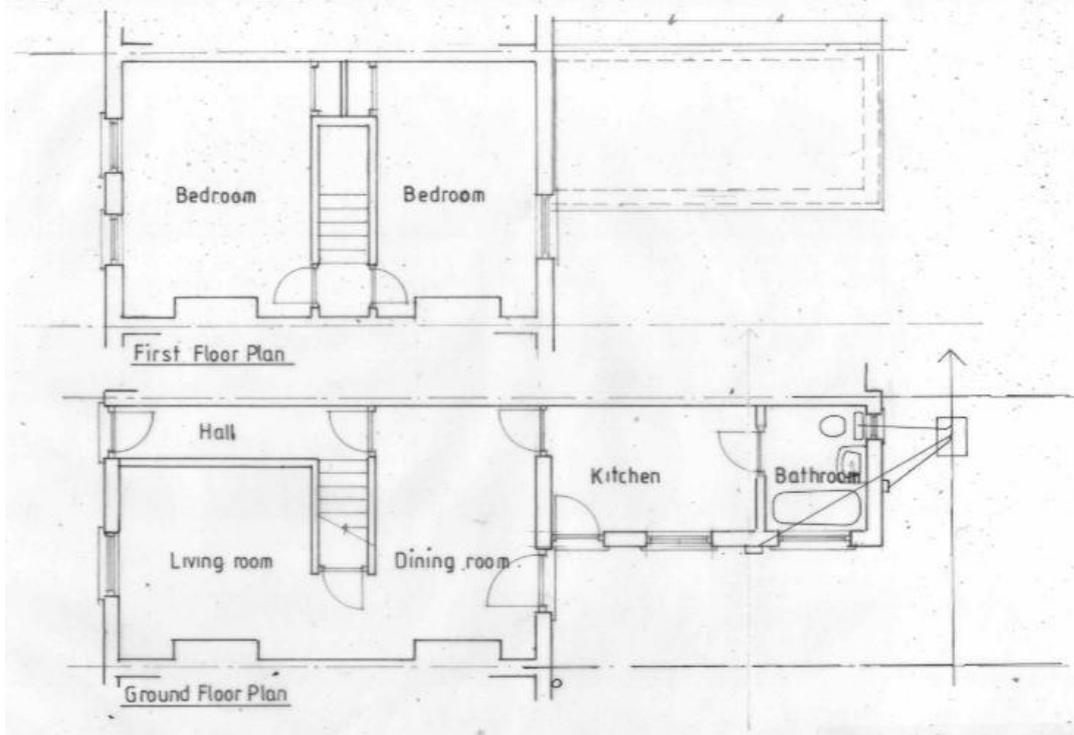


Figure 6: Proposed ground floor plan

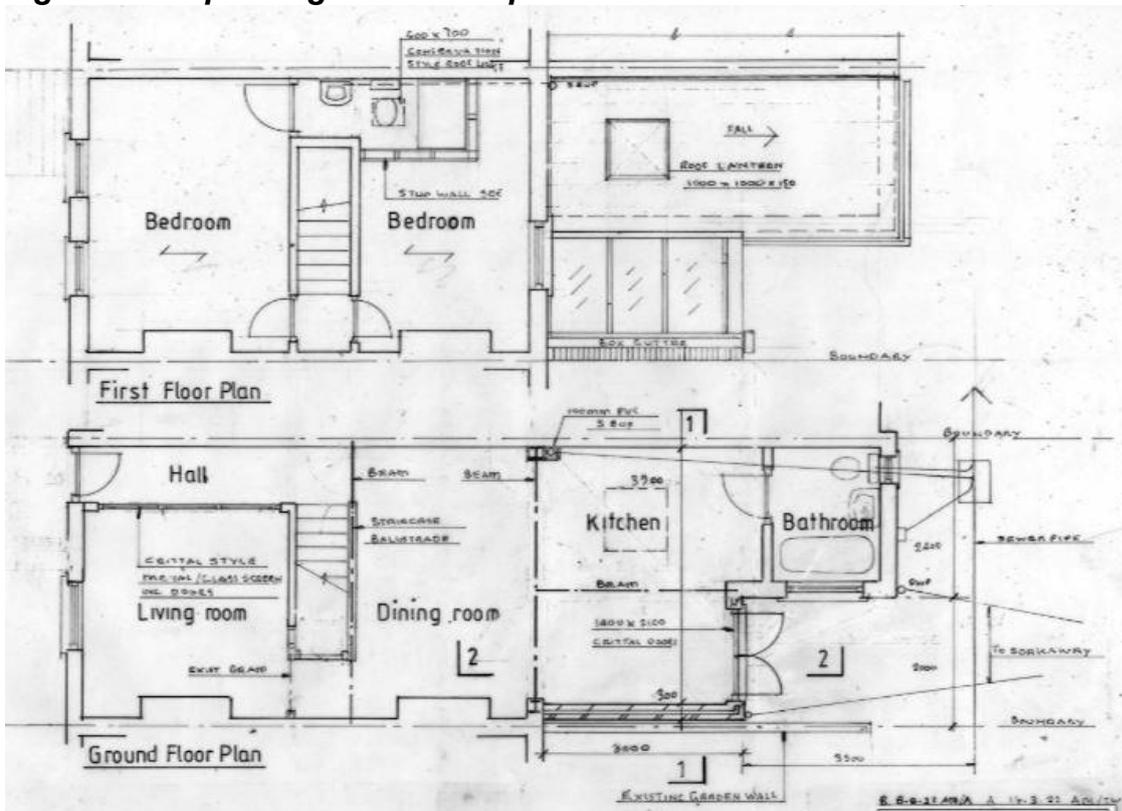


Figure 7: Proposed block plan



4. RELEVANT PLANNING HISTORY

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

16/02921/FULL6 - Single storey rear extension (existing outrigger demolished/ flat roof/5.3m depth) (Refused)

22/01152/PLUD - Proposed front porch and single storey rear extension (Refused)

22/02306/PLUD - Proposed single storey rear extension and rear rooflight in main roof (Refused – alteration to existing roof not allowed under Class B in Conservation Area).

5. CONSULTATION SUMMARY

A) Statutory

5.1 Conservation Officer: no objection to proposal.

B) Local Groups

5.2 APCA: no comments received.

C) Adjoining Occupiers

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

- Objection: Reduced light into dining room, kitchen, and garden of neighbouring terrace at No. 21. Diminished outlook from windows of dining room and kitchen and increased sense of enclosure. Development harmful to character and appearance of Victorian property and wider Conservation Area. (Concerns addressed below).

Full record of representations can be found on file.

6. POLICIES AND GUIDANCE

6.1.1 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.

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.

The National Planning Policy Framework was published on 20th July 2021 and is a material consideration.

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

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

London Plan (2021)

D1 London's Form, Character and Capacity for Growth
 D4 Delivering Good Design
 HC1 Heritage conservation and growth

Bromley Local Plan (2019)

6 Residential Extensions
 37 General Design of Development
 41 Conservation Areas

Supplementary Planning Guidance

SPG1 General Design Principles
 SPG2 Residential Design Guidance

7. ASSESSMENT

7.1 Design & Heritage Impact – Layout, scale height and massing – Acceptable

- 7.1.1 Policies 6 and 37 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.
- 7.1.2 The site lies within the Chislehurst Conservation Area. 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.
- 7.1.3 The 3m depth and 2.5m eaves height of the single storey rear infill extension is considered modest and does not overdevelop the host dwelling or the site within which it lies.
- 7.1.4 The infill extension and rear rooflight to main roof would qualify as Permitted Development.
- 7.1.5 The change from a pitched to flat roof on existing outrigger is not considered to detrimentally impact upon the character and appearance of the host dwelling. There are existing single storey rear extensions which have altered or replaced originally built outriggers to nearby properties along Queens Road and Park Road.
- 7.1.6 A flat roofed single storey extension with a staggering pitched flank section was approved at No.19 Queens Road under ref: 20/04618/FULL6.
- 7.1.7 The materials and finishes used complement the host dwelling and do not appear out of character with surrounding development.
- 7.1.8 The location of extension at the rear of the property does not impact or harm the appearance of the wider Conservation Area and would therefore preserve its character and appearance.
- 7.1.9 No objection has been raised to the proposal from the Council's Conservation Officer.

Figure 8: infill extension & flat roofed outrigger



7.2 Neighbouring Amenity – Acceptable

- 7.2.1 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.
- 7.2.2 The 3m depth and 2.5m height of the infill extension positioned against the shared boundary is not considered to be of a scale which would detrimentally impact upon the residential amenity of the occupiers at No. 21 Queens Road.

- 7.2.3 Whilst some loss of light and reduced outlook is acknowledged, it is not considered adverse enough to warrant refusal. It is noted that the extension would qualify as Permitted Development.
- 7.2.4 The rear extension permitted at No. 19 (20/04618/FULL6) had a depth along the shared boundary of 3.92m and eaves height of 2.4m.
- 7.2.5 The extension is set in from the shared boundary and sits behind the existing boundary wall (see Figure 10).
- 7.2.6 The adjoining property to the north (No. 23) features an existing outrigger built against the outrigger at No.22 which mitigates against any significant amenity impact on the occupiers at No. 23.

Figure 9: infill extension towards No. 21 / flat roofed outrigger towards No. 23



Figure 10: view from rear of neighbouring property at No. 22



8. CONCLUSION

8.1.1 Having regard to the above, it is considered that the development in the manner proposed is acceptable as it would not result in any significant harm to neighbouring amenity nor impact detrimentally upon the character and appearance of the host dwelling or that of the surrounding area.

8.1.2 The proposal is not considered harmful to the appearance of Chislehurst Conservation Area.

RECOMMENDATION: Permission

Subject to the following conditions:

1. Retain in Accordance with Plans

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