

SECTION '2' – Applications meriting special consideration

**Application No :** 10/02901/FULL6

**Ward:**  
**Chislehurst**

**Address :** 28 Wimborne Avenue Chislehurst BR7  
6RQ

**OS Grid Ref:** E: 545816 N: 168423

**Applicant :** Mr Scott Bowdrey

**Objections :** YES

**Description of Development:**

Part one/two storey front, side and rear extensions, elevational alterations and ground works to rear to provide sunken terrace with retaining wall.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Proposal**

- The proposal is to extend the property to the front side and rear at two storeys.
- To the front, the northern side of the property will be extended forward to match the depth of the existing forward projection (1.5 metres). This element will be approximately 4 metres in width and 6.7 metres in height.
- The side element runs the full length of the existing property (6.5 metres) and projects a further 4 metres to the rear at both storeys.
- The rear element runs the full width of the property at single storey and is stepped in from the south of the property by 2 metres, is 4 metres in depth and approximately 7.5 metres in height.
- Alterations to the front elevation are also included. The side element measures 1 metre from the flank boundary and the proposal will accommodate a study, WC, utility and kitchen at ground floor and 2 bedrooms and a bathroom at first floor. There are two windows proposed to the first floor of the side elevation and a Juliet balcony is proposed to the rear.
- A large sunken patio area with retaining walls and steps up to the garden is also proposed and measures the full width of the plot, with the retaining walls forming the flank boundaries. A further 4 metres beyond the rear of the

proposed rear extension is a terrace. The retaining wall measures approximately 2.2 metres at the highest point with a further 0.8 metres for a balustrade.

## **Location**

- The application site is located to the west of Wimborne Avenue and is a detached family dwellinghouse.
- The area is mainly comprised of detached and semi detached dwellings.
- The properties to the western side of the road are staggered to follow the curve of the road.

## **Comments from Local Residents**

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

- proposal has done very little to address previous reasons for refusal
- new proposal would make loss of privacy worse than previous scheme
- overlooking

## **Comments from Consultees**

No comments have been received from external consultees.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## **Planning History**

Planning permission was refused for a two storey front, side and rear extensions, elevational alterations and ground works to rear to provide sunken terrace with retaining wall in 2010 under ref. 10/01633.

## **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 ground works to the rear of the property are considerable and are considered an engineering operation. The development is to excavate the ground to accommodate a terrace at the same ground level as the property. It may be

considered that these works are unlikely to have a harmful impact on either neighbouring property.

It is clear that all of the properties to the western side of Wimborne Avenue are of a very similar 'L' shaped design and are staggered at a similar distance. The proposed front/side element, whilst not entirely in keeping with the other properties in the surrounding area may not be considered to have an adverse impact on the overall character of the host dwelling or the neighbouring properties. It may also be considered that the two storey front extension is unlikely to be harmful to the visual amenities of the surrounding area or the streetscene.

The proposed part one/two storey side/rear element will extend slightly beyond the rear of the property to the north of the site. There are two windows proposed to the upper floor of the side elevation which serve a bathroom and landing. There are no windows to the flank elevation of the property to the north and it may therefore be considered that these windows are unlikely to be unduly harmful to the privacy currently enjoyed. The windows to the rear are likely to result in some overlooking of the neighbouring to the north, although this may not be considered sufficient to warrant refusal. Due to the slight rearward projection beyond this property, there may be some loss of sunlight. However, again, this may not be considered sufficient to warrant refusal.

The application site projects a considerable distance beyond the rear of the neighbouring property to the south, No. 30. Planning permission has been granted for a two storey rear extension to No. 30. However, the works have not yet commenced and it is clear from the owners of No. 30 that works may not commence for some time. As this neighbour is sited to the south of the application site, the proposal is likely to have limited impact in terms of daylight. Members are asked to consider whether given the 2 metre step in at first floor, the proposal overcomes the previous ground of refusal and offers a less oppressive and uninteresting flank wall or whether the amendments made are not sufficient to overcome the previous ground of refusal and remain harmful to amenities of the neighbouring property.

Bearing in mind the issues of this application including the previous refusal, the case is presented on list 2 of the agenda.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01633 and 10/02901, excluding exempt information.

## **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- |   |                 |  |
|---|-----------------|--|
| 0 | D00002          | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years                             |
| 2 | ACC04<br>ACC04R | Matching materials<br>Reason C04   |

3      ACI17            No additional windows (2 inserts)    southern flank    extension  
       ACI17R          I17 reason (1 insert)    BE1

Reasons for granting permission:

In granting permission, the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1    Design of New Development

H8     Residential Extensions

H9     Side Space

The development is considered to be satisfactory in relation to the following:

- (a)    the appearance of the development in the streetscene
- (b)    the relationship of the development to adjacent property
- (c)    the character of the development in the surrounding area
- (d)    the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

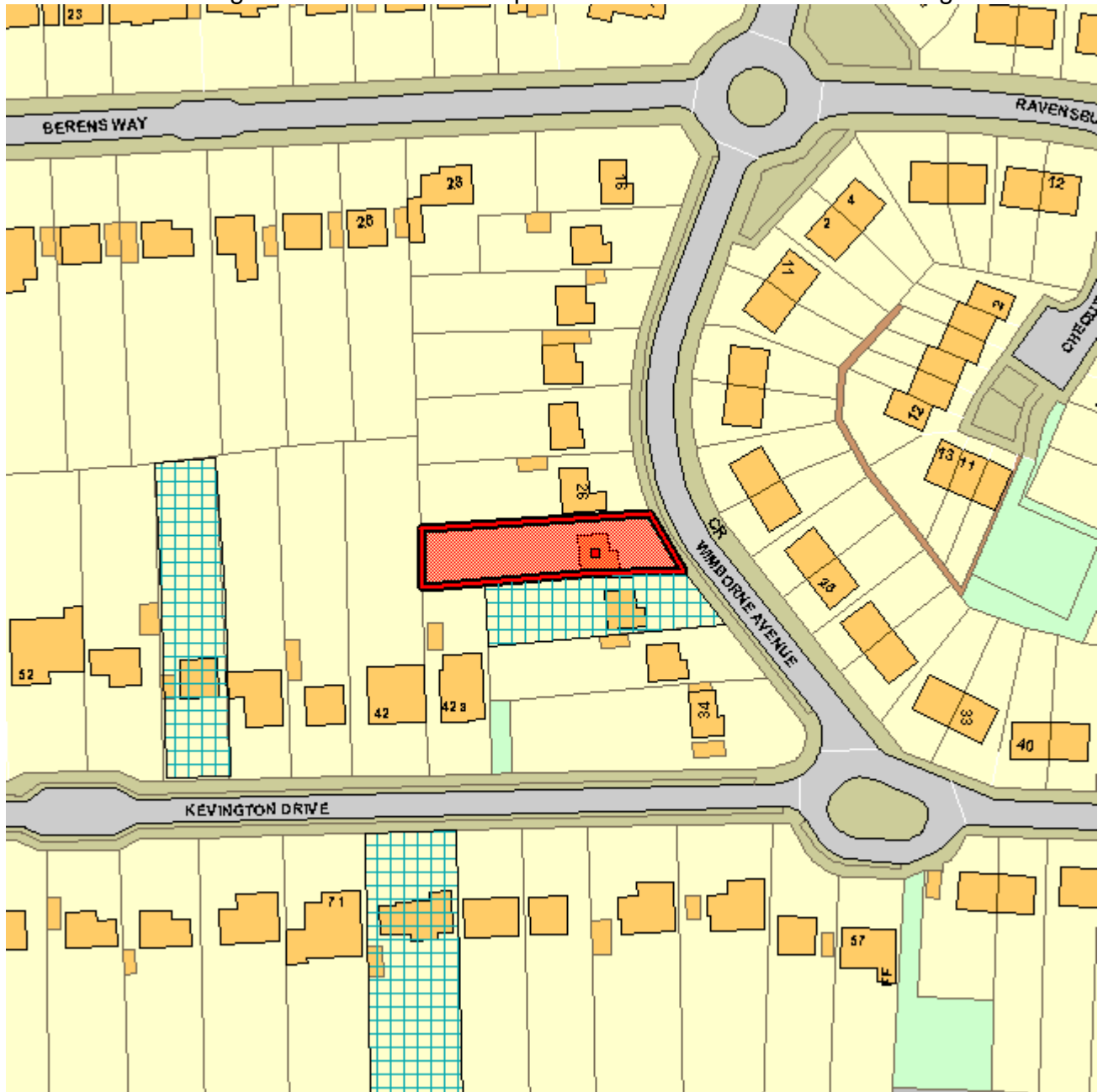
D00003            If Members are minded to refuse planning permission the following grounds are suggested:

- 1      The proposal by reason of the excessive rearward projection and overall bulk and height of the rear element is likely to have a harmful impact on the daylight and visual amenities currently enjoyed by the neighbouring property, contrary to Policies BE1 and H8 of the Unitary Development Plan.

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