

SECTION '2' – Applications meriting special consideration

Application No : 11/00060/FULL6

Ward:
Chislehurst

Address : Foreland Yester Park Chislehurst BR7
5DG

OS Grid Ref: E: 542789 N: 170466

Applicant : Mr A Lennard

Objections : NO

Description of Development:

Single storey front extension and roof alterations to roof above garage at side to include rear dormer extension

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application site is located to the south of Yester Park and is a large detached family dwelling. Yester Park is located within the Chislehurst Conservation Area and the road is made up of mainly large, detached dwellings with open frontages. The proposal is for a small single storey front extension and alterations to the roof of the garage to create a steep sloping roof to the front with a small dormer with door, as existing. To the rear, a dormer window is proposed and the existing door at first floor level is to be replaced with a window. The proposal will accommodate a bathroom with steps leading from the bedroom within the property.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

APCA did not comment on the application.

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
BE11 Conservation Areas
H8 Residential Extensions

Planning permission was refused in 1986 for a part one/two storey side/rear extension under ref. 86/00579.

A certificate of Lawfulness application was granted in 2009 for the conversion of the garage to habitable accommodation under ref. 09/02719.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the conservation area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The slight extension to the front of the garage is considered to be minimal and unlikely to have an impact on either the amenities of neighbouring properties or the character and appearance of the conservation area. The alterations to the roof will create a full gable to the roof of the garage where there is currently a small quarter hip feature. The alterations to the roof will involve retaining the existing door feature which is to the front roof slope, although the angle of the roof will be altered.

It is considered that the roof alterations result in two storeys of development and should therefore be assessed against Policy H9. The garage extends up to the boundary and the proposal involves a slight increase in the ridge height. It may however be considered that the garage remains subservient to the main dwelling and does not significantly alter the appearance of the front of the dwelling. Whilst the proposal will result in two floors of accommodation, this side element appears as a predominantly single storey structure and is largely screened from view. It may therefore be considered that in this instance, it is acceptable to set aside the normal requirements of Policy H9 and that the development does not have a detrimental impact on the character and appearance of the conservation area.

To the rear, a small dormer is proposed and the existing door feature to the rear is replaced with a window. It is considered that these alterations do not harm the host dwelling and as the neighbouring property is located further back in the plot than the application site, the alterations are unlikely to harm the amenities of this neighbouring property.

Having regard to the above it may be 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 Chislehurst conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 86/00579, 09/02719 and 11/00060, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | AJ02B | Justification UNIQUE reason OTHER apps |

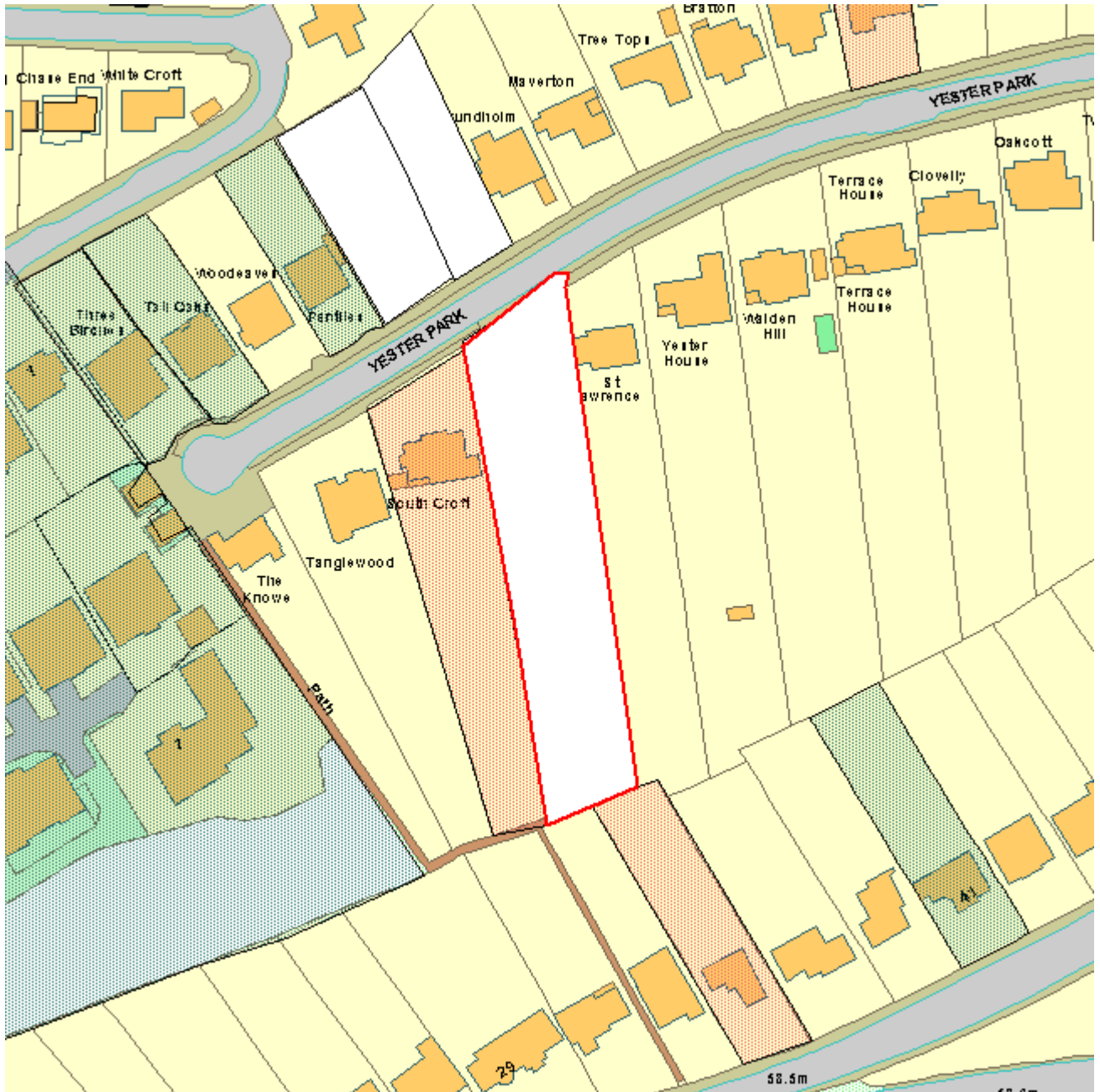
Policies (UDP)

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions

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