

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/03628/FULL6

**Ward:
Chislehurst**

**Address : Westmead 3 Heathley End Chislehurst
BR7 6AB**

OS Grid Ref: E: 544261 N: 170782

Applicant : Mr Graham Taylor

Objections : YES

Description of Development:

Part one/two storey front, side and rear extension. New chimney stack to side. Elevational alterations and 3 roof lights. Formation of vehicular access and hardstanding

Key designations:

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

Proposal

To be considered in association with Conservation Area Consent application ref. 10/03654

- The proposed extension will be added to the front, side and rear elevation of the existing dwelling and will be partly one- and two-storeys high. An existing detached garage located toward the north of the site and covered area linking it to the main dwelling will be demolished to accommodate the extension (subject to Conservation Area Consent ref. 10/03654).
- The extension will project 5.5m sideward and maintain a 1.34m separation to the flank boundary. The first floor element will be inset in relation to the ground floor element and will maintain a separation of 2.0m to the flank boundary. The front will also be inset to follow the line of the existing dwelling. A block plan also indicates that the enlarged dwelling will maintain a similar alignment to the dwelling at No 2 along its rear elevation.
- The rear extension will be built behind the entire existing dwelling and side addition. It will project a maximum 7.0m in depth, although the two storey element will be limited to the initial 4.0m. The additional 3.0m single storey

element will be orientated toward the northern side of the dwelling. A new chimney stack will be added to the southern side of the property alongside the interface of the existing building and two storey addition.

- A two storey extension will also be built at the front to widen the existing front projection and gable and to provide a new entrance.
- A Design & Access Statement, support letter and Daylight & Sunlight Analysis have been submitted in support of the proposal copies of which are enclosed within the application file.

Location

The application dwelling is located within a fairly secluded cul-de-sac comprising six detached dwellings of varied designs and situated within the Chislehurst Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which are summarised below:

- objections raised from No 2 (located to the north of the application site) on the basis that this will lead to a loss of light to the amenities of that property by reason of loss of daylight and sunlight and cause overshadowing both in respect of the dwelling and the garden area
- open spacious character of the area will be eroded and impact on the overall character of the Conservation Area
- poor detail of the proposed front doors detracts from the overall appearance of the front elevation
- unclear whether additional attic accommodation will be provided
- proposals may affect the wellbeing of an Acer tree in the front garden of the application site and erode a key landscape feature
- plans do not accurately represent the impact on No 2
- no objection raised from No 4 (located to the south of the application site) provided there are no alterations to the proposal

Full copies of the representations are enclosed within the application file.

Comments from Consultees

The application was inspected by the Advisory Panel for Conservation Areas who raised an objection on the basis that the proposals constitute a gross overdevelopment with loss of side space and causing overlooking.

Planning Considerations

Policies BE1, H8, H9 and BE11 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; ensure adequate separation to the flank boundary in respect of two storey development; to safeguard the amenities of neighbouring properties; and to protect the overall character of the Borough's

conservation areas. The Supplementary Guidance for the Chislehurst Conservation Area is also relevant.

No objections have been raised from a trees perspective, subject to protective conditions.

From a heritage and urban design point of view no objection has been raised.

Planning History

There is no significant planning history concerning the application dwelling which has been little altered since it was built in the 1950s.

Of relevance, under ref. 01/01013, planning permission was granted for ground and floors floor extensions to the neighbouring dwelling at No2 and details of that development are enclosed within the application file. A rear extension was subsequently added, as permitted under ref. 06/02168.

Conclusions

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

Whilst it is acknowledged that the proposed extensions will be significant in size and scale over and above the existing dwelling, it is important to consider whether this development can be comfortably accommodated within the site, taking into account local spatial and separation standards and the size of the overall plot, as well as the relationship with surrounding houses and the impact on the Conservation Area.

On balance it is considered that the front, side and rear extensions in their proposed form will not lead to a significant reduction in the spatial standards associated with this area and the wider Chislehurst Conservation Area; the existing house is modest in scale whilst the wider site forms a substantial area. Accordingly, the plot may accommodate substantial extensions to the side and rear without undermining established spatial standards. The 'inset' design of the side extension will mean that a wider gap of 2.0m will be maintained in respect of the first floor element which is considered to represent an acceptable standard within this area; in addition the front elevation of this element will appear somewhat subservient in relation to the remainder of the building.

With regard to neighbouring amenity, it is considered that an adequate separation will be maintained between the proposed extensions and the houses either side. Although objections have been raised on the basis that the development will lead to a loss of light at the neighbouring property at No 2 it is not considered that this will be so significant as to warrant refusal; a Daylight & Sunlight Analysis based on BRE criteria and commissioned by the applicant indicates that the loss of light in respect of side ground floor lounge, and first floor study windows at No 2 will be

limited. Given that the enlarged dwelling will maintain a similar alignment to the dwelling at No 2 along its rear elevation, it is considered that the visual impact of the proposed development will be limited from a neighbouring perspective.

With regard to the dwelling at No 4, the block plan indicates that a 45° line of vision will continue to be maintained from the first floor rear elevation of that dwelling, despite the two storey rear addition. Furthermore, the visual impact of the development will be restricted given that a single storey rear extension has been added to the dwelling adjacent to the boundary separating the two houses.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03628 and 10/03654, excluding exempt information.

as amended by documents received on 16.03.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|--------|--|-------------------|-----------|
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACB01 | Trees to be retained during building op. | | |
| | ACB01R | Reason B01 | | |
| 3 | ACB02 | Trees - protective fencing | | |
| | ACB02R | Reason B02 | | |
| 4 | ACB03 | Trees - no bonfires | | |
| | ACB03R | Reason B03 | | |
| 5 | ACB04 | Trees - no trenches, pipelines or drains | | |
| | ACB04R | Reason B04 | | |
| 6 | ACB16 | Trees - no excavation | | |
| | ACB16R | Reason B16 | | |
| 7 | ACC04 | Matching materials | | |
| | ACC04R | Reason C04 | | |
| 8 | ACC03 | Details of windows | | |
| | ACC03R | Reason C03 | | |
| 9 | ACI13 | No windows (2 inserts) | first floor flank | extension |
| | ACI13R | I13 reason (1 insert) | BE1 | |

Reasons for permission:

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

The development is considered satisfactory in relation to the following:

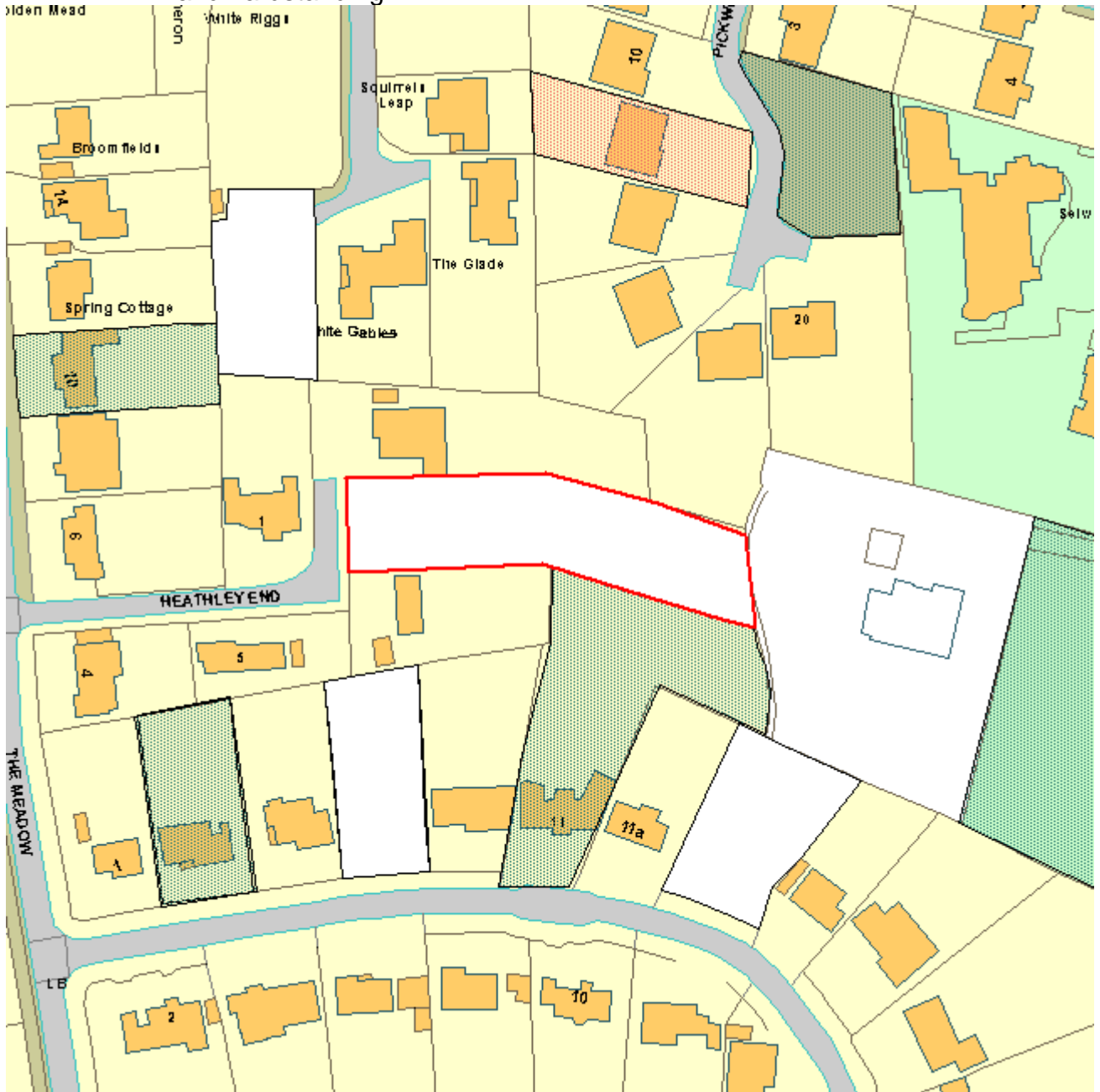
- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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