

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

Application No : 10/02487/FULL1

**Ward:
Chislehurst**

**Address : Prince George Duke Of Kent Court
Shepherds Green Chislehurst BR7 6PA**

OS Grid Ref: E: 544694 N: 170297

Applicant : RMBI

Objections : YES

Description of Development:

Two storey extension to existing residential care home to provide 5 additional bedrooms and communal lounge and dining rooms

Key designations:
Conservation Area: Chislehurst

Proposal

Two storey extension to the south-eastern wing of the building to provide 1 en-suite bedroom, a kitchen/dining room and communal lounge at ground floor level and 4 en-suite bedrooms and a Utility/Store room at first floor level.

Retaining wall to the south of the extension, the position of which has been amended since the application was first received.

Location

- The application site is a residential care home located within the Chislehurst conservation area.
- The care home occupies a large site in between Bromley Lane and Shepherds Green, to the east of Chislehurst Common.
- The building is two storey, of simple form and style, built around the 1970s/1980s.
- Formed of several long rectangular 'wing' sections constructed around a central courtyard.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from No.14 Hollybrake Close which can be summarised as follows:

- development will overlook property;
- take light and allow people to overlook garden and into dining room.

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the application.

The Advisory Panel for Conservation Areas (APCA) has raised no objections.

Transport for London (TFL) have no observations with regard to the proposal.

Planning Considerations

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

- BE1 Design of New Development
- BE11 Conversation Areas
- BE14 Trees in Conservation Areas
- C1 Community Facilities
- C2 Community Facilities and Development
- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for People with Particular Accommodation Requirements
- NE7 Development and Trees
- T5 Access for People with Restricted Mobility
- T18 Road Safety

The Supplementary Planning Guidance (SPG) for Chislehurst Conservation Area is also relevant.

In strategic terms the most relevant London Plan policies are:

- 2A.1 Sustainability criteria
- 3A.17 Addressing the needs of London's diverse population
- 3A.23 Parking Strategy and Standards
- 4A.3 Sustainable design and construction

There are a number of national policy documents that are relevant to the consideration of this application. These include:

- PPS1 Delivering Sustainable Development
- PPG13 Transport

With regard to trees, concerns were raised about the proposed retaining wall and the effect that the change in levels would have on 2 yew trees (T.6 and T.9). Revised plans and information has subsequently been received showing the re-positioning of the retaining wall away from the root protection areas of the trees, and the end wall of the extension to be constructed as a retaining wall so that the

floor level can be below that of the external ground level. As a result it is considered that the trees will be able to be retained safely.

Planning History

03/02068 - Change of use of ground floor offices to residential care home and 2 external windows – PERMISSION

06/02839 - 2 single storey flank extensions to existing store fronting Bull Lane - PERMISSION

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the conservation area, including trees within the conservation area; the impact that it would have on the amenities of the occupants of surrounding residential properties and the effects it would have on the surrounding highways network.

In terms of the impact on the character and appearance of the conservation area, the site of the proposal is surrounded by trees and shrubs on a higher ground level which screen the site from the outside. No proposal has been made to remove any trees and the extension and retaining wall would be outside the root protection area of the retained trees. It is therefore considered that the trees would be safely retained.

The extension would measure approximately 10.5m x 11.5m which is considered relatively modest in comparison to the main building. The design would mirror that of the existing building with the rearmost part of the extension having a lower pitched roof and would be set in at the sides, giving it a subservient appearance when compared to the main building. The roof materials used would also match those of the existing building. As such it is considered that the development would complement the layout, scale, form and materials of existing buildings and spaces and, overall, the character and appearance of the conservation area would be preserved.

In terms of the impact on nearby residents and their amenities, the closest properties to the development would be between 19 and 23 metres away in Bull Lane. Given this substantial separation combined with the extensive tree screening around the site, it is not considered that the development would adversely impact neighbouring amenities, including those in Hollybrake Close, to a degree which would warrant permission being refused.

There are 33 car parking spaces at the site and the development would result in a potential increase in parking demand and fall within the range of one space per 2-4 beds as set out in the non-residential parking standards in the UDP. The applicant has indicated that there are currently unutilised spaces available on the site and from the highways perspective this is considered acceptable in that the proposal would have no significant impacts on road safety.

Having had regard to the above it was considered that the development is acceptable in that it would preserve the character and appearance of the Chislehurst conservation area, including trees at the site, and would not result in a significant loss of amenity to local residents, nor have a detrimental effect on parking and road safety in the local highway network.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02487, excluding exempt information.

as amended by documents received on 25.08.2010 22.11.2010 26.11.2010
11.01.2011 11.03.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |

Reason:

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
- BE11 Conversation Areas
- BE14 Trees in Conservation Areas
- C1 Community Facilities
- C2 Community Facilities and Development
- C5 Facilities for Vulnerable Groups
- C6 Residential Proposals for People with Particular Accommodation Requirements
- NE7 Development and Trees
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The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (c) the character of the development in the surrounding area
- (d) the preservation or enhancement of the conservation area
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the light and outlook of occupiers of adjacent and nearby properties
- (g) the privacy of occupiers of adjacent and nearby properties

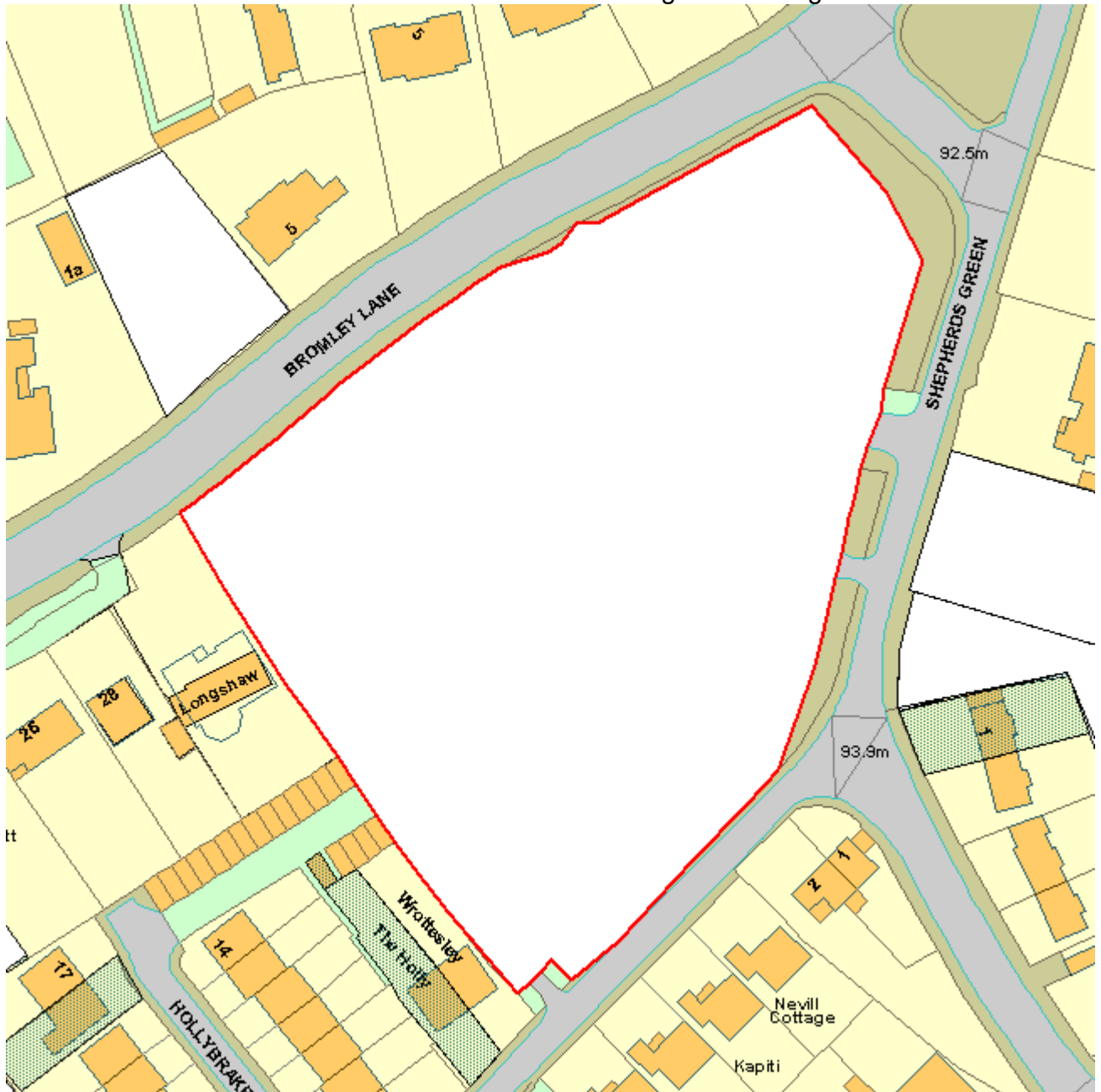
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the transport policies of the development plan
- (j) the urban design policies of the development plan
- (k) the neighbours concerns raised during the consultation process

and having regard to all other matter raised.

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