

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

Application No : 11/00918/FULL6

**Ward:
Chislehurst**

Address : 75 Holmdale Road Chislehurst BR7 6BY

OS Grid Ref: E: 544169 N: 171323

Applicant : Mr And Mrs Miller

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

Permission is sought for a single storey rear extension with a rearward projection of 3.5 metres, a width of 5.25 metres and a maximum height of 3.9 metres to the ridge line of a pitched roof which features two rooflights.

Planning permission was previously granted for an extension of the same design under application ref. 10/02770. This application has been submitted due to a condition placed on the previous approval requiring that the development be undertaken within 3 months of a similar extension at 77 Holmdale Road which was granted permission at the same time; a condition that cannot now be complied with.

Location

The application site comprises a mid-terrace two storey dwelling located to the western edge of Holmdale Road, the surrounding properties are of a similar style and size.

Comments from Local Residents

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

Comments from Consultees

No technical comments were sought with regard to 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
H8 Residential Extensions

Planning History

Planning permission was granted for a single storey rear extension in 2010 under ref. 10/02770, this has not been implemented.

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.

Nos.75 and No.77 have previously been granted consent for single storey rear extensions of the same design as the current proposal, application refs. 10/02769 and 10/02770 respectively. Both decisions contained a condition requiring that works be undertaken within 3 months of each other in order to avoid the development at No.77 resulting in unacceptable tunnelling should the development at No.75 not be undertaken.

The neighbouring property at No.73 currently benefits from an existing single storey rear extension of approximately the same dimensions as the proposal and therefore it is not considered that any detrimental impact upon that properties residential amenity would result from the proposal.

No.77 is an end of terrace dwelling with an alleyway located to the flank elevation. The property has not been extended to the rear and due to the orientation of the application site, the proposed development would have an impact upon the amenity currently enjoyed. However, the proposed rear extension is not considered to be excessive in depth or height and no tunnelling would result due to the relationship between the two dwellings and the presence of an alleyway to the north of No.77. As such it is considered that the impact upon the neighbouring property at No.77 would be acceptable.

Having had regard to the above it was 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 area. It

is therefore recommended that Members' grant planning permission for the proposal.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00918 and 10/02770, excluding exempt information.

as amended by documents received on 10.03.2011

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 | ACI13 | No windows (2 inserts) | northern extension |
| | ACI13R | I13 reason (1 insert) | BE1 |

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

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

- (a) the character of the dwelling and surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby residential properties
- (c) the light and outlook of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Thames Water advises that there are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of or would come within 3 metres of a public sewer. Thames Water advises that you should contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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