

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01084/FULL6

Ward:
Chislehurst

Address : The Hurns Southill Road Chislehurst
BR7 5EE

OS Grid Ref: E: 542416 N: 170535

Applicant : Mr Jonathan Arnold

Objections : YES

Description of Development:

Two storey front/side extension, single storey front extension, first floor front extension, creation of basement level, construction of pitched roof to replace flat roof at rear, landscaping works to include additional parking space and creation of steps to front and side

Key designations:

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

Proposal

This proposal is for a two storey front/side extension, single storey front extension, first floor front extension, creation of basement level, construction of pitched roof to replace flat roof at rear, landscaping works to include additional parking space and creation of steps to front and side.

The proposal would involve significant excavation works and the construction of a two storey front/side extension which would project a maximum 9.25m beyond the existing recessed front elevation and would extend 6.1m to the side of the existing front/side element. A first front extension which would be 2.04m in depth and 2.9m in width is also proposed above the main front entrance to the property. On the new entrance level the property is proposed to be extended 1m to the front which would be 5m in width, a raised platform with a maximum depth of 3.01m and 11.5m width is also proposed. The proposal would also include raising the floor level of the existing lower ground floor to create a new entrance level and the creation of a basement level below. The proposal would not extend beyond the ridgeline of the existing property. On the rear elevation a pitched roof is proposed to be inserted above an existing flat roof section to replicate the existing roof.

Location

The property is located to the north of Southhill Road which is a detached single family dwellinghouse which due to the sloping nature of the site is part 1/2 storey property. Properties in the area differ significantly in terms of their architectural style and scale. The properties to the south of Southhill Road mark the beginning of the Chislehurst Conservation Area which is an 18th Century village and affluent Victorian/Edwardian suburb and later low density housing in mature landscapes.

Comments from Local Residents

Nearby owners/occupiers were notified of the current application and no representations were received. Objections were received in relation to the previously withdrawn application.

Comments from Consultees

No consultations were undertaken in relation to this 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
BE13 Development adjacent to a Conservation Area
H8 Residential Extensions
H9 Side Space

Planning History

In 2010 under planning ref:10/02552/FULL6 a proposal similar to the existing for a two storey front/side extension, single storey front extension, creation of basement level, creation of steps to front and side, landscaping, construction of pitched roof to replace flat roof at rear was submitted and subsequently withdrawn.

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.

No windows would be inserted in the flank elevations of the development with the exception of relocation of a window in the eastern flank elevation of the existing property. While a 3.01m accessible roof is proposed to be constructed at a raised level in close proximity to the boundary with Silver Leaves, given the orientation of the site at Silver Leaves which is located at a significantly higher ground level than the application site and is set back approximately 16m from where this balcony area is proposed, and the significant degree of planting on the boundary between these properties, the impact in terms of loss of privacy or sense of overlooking is anticipated to be minimal. This proposed balcony area, raised platform and steps to enter the property would be located approximately 5.3m from the boundary with

Hillcroft and as such the impact in terms of loss of privacy or sense of overlooking for Hillcroft is not anticipated to be of such an extent as to warrant refusal. While a raised inaccessible platform area is proposed to be located within 0.7m of the boundary with Hillcroft which were it be utilised as a balcony area would result in some loss of privacy for the occupants of Hillcroft whose secondary window for a key habitable room is located in close proximity to the boundary. However, this is described as an inaccessible roof on the plans and the majority of this space is primarily comprised of a lantern roof light servicing the proposed basement level below and were permission to be granted a condition would be attached to ensure this area was at no time used as a balcony to safeguard the residential amenity of the occupants of Hillcroft.

The extensions on the boundary with Hillcroft do not project significantly beyond the outline of the existing single storey extension to be demolished. However, as this would effectively appear to be a first floor extension when viewed from the highway due to the insertion of the basement level below and would be sited 0.7m from the boundary with Hillcroft. However, as this is not significantly higher or larger in scale than the existing ground floor on the boundary with Hillcroft nor would it be any closer to the boundary, the proposal is not anticipated to result in any additional impact on the residential amenity of the occupants of Hillcroft.

The proposed two storey front/side extension as previously mentioned is sited on lower ground level than that at Silver Leaves and as the proposal does not project beyond the ridgeline of the existing property the impact in terms of loss of light for Silver Leaves is anticipated to be minimal. The 2 storey front/side extension is 1.28m from the boundary and as such the proposal complies with Policy H9.

The insertion of a pitched roof above the existing flat roof on the rear elevation is not considered to be detrimental to the residential amenity of the neighbouring properties and is considered to enhance the overall appearance of the rear elevation.

There is a lack of uniformity in terms of design and scale in the area at present. The proposal while sizeable and which will significantly alter the appearance of the property is considered to have been sensitively designed and will complement the existing property. The majority of the works would involve an infilling of the currently recessed area and would not project beyond the principal front elevation. While adjoining properties are smaller in scale to the application site there are a number of properties of a larger scale in the wider area. On balance, the proposal is not considered to be significantly detrimental to the character of the area nor affect views into or out of the adjacent Chislehurst Conservation Area in line with Policy BE13.

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 or the adjoining Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref(s). DC/11/01084/FULL6 and DC/10/02552/FULL6, excluding exempt information.

Recommendation: PERMISSION BE GRANTED

Subject to the following conditions:

- 1ACA01 Commencement of development within 3 yrs
 - ACA01R A01 Reason 3 years
 - 2ACA04 Landscaping Scheme - full app no details
 - ACA04R Reason A04
 - 3ACC01 Satisfactory materials (ext'nl surfaces)
 - ACC01R Reason C01
 - 4ACH03 Satisfactory parking - full application
 - ACH03R Reason H03
 - 5ACI13 No windows (2 inserts) flank development
 - ACI13R I13 reason (1 insert) BE1
 - 6 The flat roof area of part one/two storey front extension closest to the eastern boundary shall not be used as a balcony or sitting out area and there shall be no access to the roof area.
 - ACI14R I14 reason (1 insert) BE1
 - 7AJ02B Justification UNIQUE reason OTHER apps
- 7 Policies (UDP)
- BE1 Design of New Development
 - BE13 Development adjacent to a Conservation Area
 - H8 Residential Extensions
 - H9 Side Space

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