

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

**Application No :** 11/01535/FULL6

**Ward:**  
**Chislehurst**

**Address :** 3 Islehurst Close Chislehurst BR7 5QU

**OS Grid Ref:** E: 543476 N: 169536

**Applicant :** Mr R Sandu

**Objections :** YES

**Description of Development:**

Two storey side extension. Detached double garage to front and alterations to existing vehicular access

**Key designations:**

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Tree Preservation Order

**Proposal**

- Planning permission is sought to enlarge the existing property with a two storey side extension erected to the south of the existing dwelling which will project a maximum 6.9m in width and occupy an existing recess. A hipped roof is proposed above this extension which will link on to the existing roof but whose ridge height will be lower. The extension will be inset from the existing frontage by approximately 0.9m.
- A detached garage is proposed to the west of the dwelling which will incorporate a footprint measuring 6.6m x 6.6m and include a pitched roof.

**Location**

The application site is located within a cul-de-sac of 9 detached houses situated within the Chislehurst Conservation Area. The Close contains two early Twentieth Century "Arts and Crafts" dwellings at the junction with Summer Hill with the remaining seven, including the application dwelling, being of more modern design, and characterised by the predominant use of red brick and their cat-slide roofs. The application site is the largest of the plots at 0.14ha with the host dwelling linked to No 2 through the garage.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- loss of light to rear of neighbouring property
- proposed detached garage will appear dominant within the streetscene and obstruct views within the close
- loss of prospect
- oppressive form of development
- overdevelopment of relatively small area of land
- proposal will improve house and enhance the neighbourhood
- revised plans do not overcome existing concerns

Objections have also been raised by Chislehurst Society on the basis of inconsistencies in the roof elevation drawings, although revised plans has since been received affecting that element.

### **Comments from Consultees**

No technical Highways objections raised, although layout of the crossover will need to be agreed by Area Management.

### **Planning Considerations**

Policies BE1, BE11 and H8 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 which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and to ensure that new development preserves or enhances conservation areas.

No objection has been raised by the Tree Officer given the separation between the proposed extension and the cedar tree located to the south western corner of the site.

### **Planning History**

Under ref. 03/03182, the Council refused planning permission for a detached two storey house to the side of the application dwelling at No 3 Isleworth Close. Under ref. 05/00197, planning permission was refused for the re-contouring of the front, side and rear of the garden. The latter application was refused on the basis that the recontouring of the garden would prejudice the retention and well-being of two trees protected by a Tree Preservation Order.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Chislehurst Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties. The proposal should be considered specifically in relation to the two storey side extension and the detached garage.

It is considered that the proposed two storey side extension will maintain a subservient appearance in relation to the host building with its roof line set lower down in relation to the existing structure and the frontage inset by 0.9m. Its design will maintain a similar design to the host building with the existing cat-slide feature maintained and the extension roof pitch incorporating a similar angle to the cat slide roof. Given the size of the plot and the location of the extension it is considered that the proposed addition could be comfortably accommodated without appearing unduly prominent. Furthermore, open views will continue to be maintained to much of the side and rear of the dwelling.

Whilst objections have been raised in relation to the proposed detached garage, given its overall height and location views will similarly continue to be maintained beyond that proposed structure and it is not considered that the character of the streetscene or wider Chislehurst Conservation Area will be so adversely affected as to warrant refusal. However, a landscaping condition is suggested in order to soften the character of the site between the proposed works and the highway.

Turning to the effect of the development on the living conditions of surrounding properties, a generous separation will be maintained between the proposed building and surrounding houses and it is not considered that the prospect or visual amenities of surrounding houses will be adversely affected.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/03181, 05/00197 and 11/01535, excluding exempt information.

as amended by documents received on 18.08.2011

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACA04  | Landscaping Scheme - full app no details |
|   | ACA04R | Reason A04                               |
| 3 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 4 | ACI08  | Private vehicles only                    |
|   | ACI08R | Reason I08                               |
| 5 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |

In granting permission the local authority had regard to the following policies of the Unitary Development Plan:

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

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 properties;
- (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.

INFORMATIVE(S)

1      RDI16      Contact Highways re. crossover

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