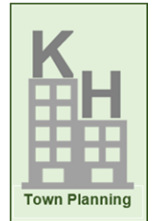


PLANNING STATEMENT

79 Chessington Avenue Bexleyheath Kent DA7 5NP



Introduction

This statement has been prepared to support a householder planning application which proposes development in the form of the erection of a single storey front extension, incorporating a porch.

Application Property and Surroundings

The application property comprises a two storey semi-detached house situated on the west side of Chessington Avenue approximately 250 metres south of the junction with Pembury Road.

The surrounding area is wholly residential in character, comprising various types and size of dwelling, of varied styles / appearance, and forming part of the wider urban area of Bexleyheath.

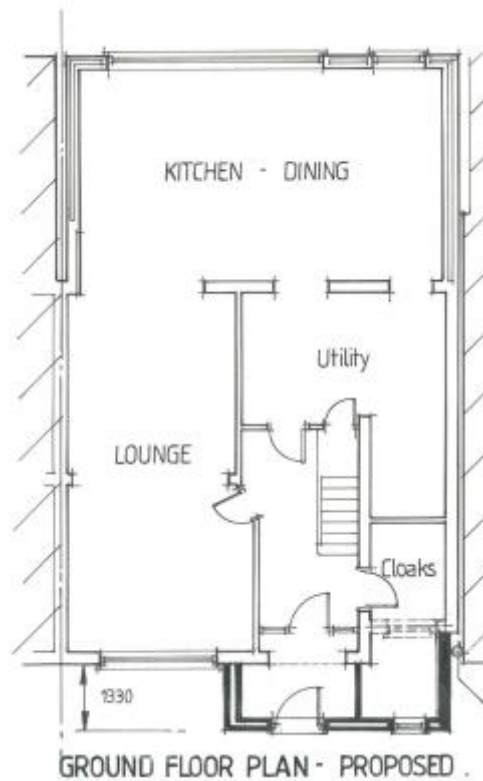
Many of the properties in the street have been altered and extended including by the addition of front porch extensions.



Application Proposals

The current proposals involve alteration and extension of the subject property in the form of a single storey front extension incorporating a porch.

The current proposals are an alternative to the extension approved under reference 22/01697/FUL and differ only in respect of the depth of the forward projection which increases from 1.1m to 1.33. The width of the extension remains 4.65m (See plan extracts below)



Local Planning Policies and Guidance

The following local Development Plan policies and adopted guidance are considered relevant.

Bexley Local Plan 2023

SP5: Placemaking through good design

DP11: Achieving high-quality design

Supplementary Planning Document

Design and Development Control Guidelines

Design for Living – Bexley’s Residential Design Guide

Planning History

Councils Considerations of Previous Application

In considering the previous application in 2022 the Council’s officer report stated:

The main design guidance for this type of extension is within DDCG2:

2.3.5 Front extensions:

(1) The design of porches and hall extensions should respect the style, character and massing of the existing building and should relate to the general street scene. Porches should not normally exceed 1.1m in overall depth and 2m in overall width.

(2) Front extensions of a greater depth than a porch should normally be avoided. However, in certain special circumstances front extensions may be acceptable e.g. detached houses on large plots with substantial space around the dwelling and for houses in streets with irregular building lines. These should only be considered where the extension results in a positive townscape improvement and it respects the style and character of the original dwelling.

(3) Front extensions will normally be resisted where they would encroach upon a vehicle hardstanding to the extent that a car parked on the hardstanding would be likely to overhang the public footway.

and concluded: *The development conforms with this guidance.*

It also stated:

There are similar examples in the surrounding area, and it is not considered the proposed development would be detrimental to the streetscene. The proposed front extension would have the same depth as the porch, so it is in accordance with the local policy.

The proposed development is considered to relate satisfactorily to the existing dwelling in terms of layout, proportions and proposed material finish. Due to the subservient scale and form it is considered that the proposal would be visually acceptable within the streetscene.

Current Planning Considerations

Principle – The application property lies within the urban confines of Bexleyheath and within an established residential area with properties of varied appearance and character. As such there are no land use or other planning policies which give rise to objection in principle to the enlargement / alteration of the application property.

The principle of a similar form of front extension has been established by the Councils grant of planning permission under reference 22/01697/FUL.

Design – The proposed increase in depth of the extension from 1.1m to 1.33m is insignificant and its overall scale and form remains similar to that previously granted permission.

Whilst slightly over the 1.1m depth referred to in local guidance the proposed extension would continue to respect the appearance of the host property and the character of the wider area and would accordingly accord with local policy and guidance.

For these reasons the proposals accord with the relevant local planning policies and guidance.

Residential Amenities – The proposals will have no significant effect or impact on the amenities of the neighbouring dwellings having regard to the position, scale, and height of the proposed extension.

The relationship of the application property to the adjacent houses at Nos 77 and 81 together with the single storey nature of the proposed extension, is such that there would be no unacceptable impact on either of the neighbouring properties.

For these reasons the proposals accord with the relevant local planning policies and guidance.

Access and Parking – The existing vehicular access to the front area of the property and the parking spaces available would remain as existing and would not be impacted upon. The proposals will not result in any additional traffic generation or give rise to additional parking requirements given the space currently available. Accordingly the proposals give rise to no highway issues or objection.

Conclusions

The application proposals are a sustainable form of householder development.

The proposed extension gives rise to no unacceptable impact and when seen in the context of the existing house and size of plot will not constitute an overdevelopment of the site. The proposals will not adversely affect the appearance of the wider street scene or the character of the area.

There will be no unacceptable impact on the residential amenities of neighbouring properties.

As such the proposals are acceptable and planning permission should be granted.