

Planning Application 252161 at 75 Chiltern Crescent

This application is to add a two storey side extension and both single and two storey rear extensions in order to accommodate two additional bedrooms, making a six bedroom property. All of the soft landscaping in the front garden to be removed to provide parallel parking for 4 cars, requiring removal of the grass verge.

–Objection from ACER, The Whitegates Residents Association

The property was originally a three bedroom house. Two additional bedrooms are identified but the Assisted Living room with en-suite must surely be counted as a sixth bedroom.

The adverse visual impact of the design is due mainly to the gable end roof design, and the total absence of any soft landscaping in the front, resulting in a barren unsightly appearance, which is totally at odds with the original appearance and the neighbouring properties at this leafy end of Chiltern Crescent.

All the properties in Chiltern Crescent were built with sloping hip-end roofs which still form the dominant character of the area. Chiltern Crescent is characterised by **hip end properties, grass verges and trees**, all of which will disappear at this development if this application is approved.

1. The change from a sloping hip end roof to vertical gable end roof as proposed does not form part of the character of the area, which is for sloping hip-end roofs, as originally built. To introduce gable end roofs would not be in keeping, would clash with the existing street scene and would introduce unacceptable terracing.
2. There is clear guidance on retention of hip end roofs on side extensions within the Borough Design Guide on page 57, supported by clear unambiguous diagrams shown below, which state that conversion from hip end to gable end is unacceptable.

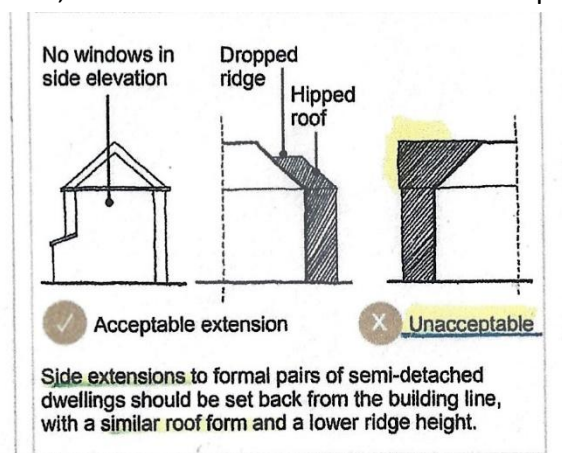


Figure 4.37 (continued): Detailed guidance for assessing con

3. It is noted that there is a parking plan for four cars for the six-bedroom property proposed. While this may comply with current WBC Parking Standards, a minimum of five cars is typical for a 5 bedroom property. The parking demand for this extended property will lead to more cars looking for on-street parking, which is already made difficult by the absence of sufficient allocated parking for similar extended properties in the street.
4. The latest parking plan omits any soft landscaping which is required in order to retain the character of the area. in compliance with Policy CP3(f) *"The ability of the site to support Fauna and Flora"* , and Policy TB06 a) iv) *"Soft Landscaping Particularly at site boundaries"*. We do not want a barren car park devoid of foliage
5. It is noted that the rear dormer windows are directly above the first floor rear wall. They are not set in from the rear wall as required under PD. A set back of 1m would have been better to reduce the field of regard from the dormer windows, and thereby reduce the visual intrusion into the neighbouring gardens.
6. The 45 degree light restriction on neighbouring properties applies to both ground and first floor. The impact of the proposed rear extensions on the habitable rooms at 77 Chiltern Crescent is not clearly shown and should be checked

ACER therefore requests refusal of this application as

- a) it does not conform with Policy CP3 which requires development to be *"of an appropriate build form and character to the area"*, due primarily to the gable end roof proposed and lack of soft landscaping in the front garden.
- b) This proposal also has insufficient parking provision if extended to six bedrooms as proposed.
- c) The light restriction on habitable rooms at no 77 needs to be shown.

Should it be minded to approve this application then a landscaping condition should be included in order to comply with the soft landscaping requirements of CP3, TB06 and the Borough Design Guide.