

SECTION '2' – Applications meriting special consideration

**Application No :** 11/02070/FULL6

**Ward:**  
**Petts Wood And Knoll**

**Address :** 8 Wood Ride Petts Wood Orpington  
BR5 1PX

**OS Grid Ref:** E: 545323 N: 168061

**Applicant :** Nicholas Mulholland

**Objections :** YES

**Description of Development:**

Part one/two storey side and rear extension with elevational alterations and roof alterations to incorporate raising the ridge height, and side and rear dormer extensions

Key designations:

Conservation Area: Chislehurst Road Petts Wood

**Proposal**

- The proposal is for a single storey garage to the side measuring approximately 4.8 metres in height, 2.7 metres in width and projecting along the side of the property and out to the rear for approximately 13.5 metres. The roof is pitched with a hip to the front and rear. This element will accommodate a garage and part of the kitchen. The garage has a small dormer to the side of the roof.
- The proposal also incorporates a large two storey rear extension measuring the full width of the rear of the property, 7.6 metres in height and is a maximum of 8.5 metres in depth. This element accommodates a kitchen and lounge/living area to the ground floor and three new bedrooms to the first floor.
- There is an additional first floor window to the eastern elevation serving a landing. Ground floor windows are proposed to both flank elevations, one to the eastern flank and one to the western flank. There are a number of windows facing the rear to both floors.
- The ridge height of the existing property is proposed to be increased by approximately 0.6 metres to accommodate a loft room.

**Location**

- The application site is located to the north east of Wood Ride, within the Petts Wood Conservation Area. The property is of a similar design to the other properties in Wood Ride and is a substantial detached, family dwelling.

- The property is located on a bend in the road, resulting in the boundaries being angled away from the dwellinghouse.

### **Comments from Local Residents**

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

- boundary line is not accurate

### **Comments from Consultees**

The Advisory Panel for Conservation Areas have commented that the proposal would not preserve or enhance the conservation area and the bulk, massing and scale is excessive and inappropriate in this location.

The Highways Engineers have raised no objections to the proposal.

### **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  
BE11 Conservation Areas  
H8 Residential Extensions

Chislehurst Road, Petts Wood SPG

### **Planning History**

Planning permission was refused at Plans Sub Committee in 2010 for a part one/two storey side, rear extension with elevational alterations and roof alterations to incorporate raising the ridge height and front dormer extension under ref.10/00447.

Planning permission was granted at Plans Sub Committee in 2010 for a part one/two storey side, rear extension with elevational alterations and roof alterations to incorporate raising the ridge height and rear dormer extension under ref. 10/01287.

### **Conclusions**

This application is an amendment to the previous permission granted at Plans Sub Committee in 2010. The amendments include an increase in the depth of the two storey rear element to the western side of the property. The ground element has been increased by a maximum of 2.7 metres and the first floor by a maximum of 2 metres. A small side dormer has also been added to the western flank roof slope with the garage roof slightly increased in height.

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and integrity of the host dwelling and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed side element has been increased in height slightly with a side dormer added. This window serves the landing and Members may consider it appropriate to require this window to be obscure glazed. The increase in the height of the roof brings it in line with the main roof of the dwellinghouse giving it an almost catslide appearance. The additional depth is focused towards the western side of the property with the single storey element projecting further to the rear. It is considered that the alterations remain a satisfactory form of development which is in keeping with the host dwelling and the character of the Conservation Area. The relationship between the application site and the neighbouring properties is considered to be acceptable and Members may consider that the separation at single storey is necessary within the Conservation Area to respect the spatial standards of the area. Given the angled position of the property and the neighbouring dwelling to the west as well as the removal of the existing garage which projects further to the rear than the proposal, it is considered that the increase in depth at ground floor is unlikely to result in significant harm to the light or visual amenity enjoyed by this neighbouring property.

The two storey extension to the rear is large and adds considerable bulk to the rear of the property. However, taking into account the size and projection beyond the rear of the current property at 8 Wood Ride of the two neighbouring properties, Members may consider that the additional footprint and bulk is unlikely to result in a property which is not in keeping with the other surrounding properties. The roof has a hipped design and Members may consider that this provides an overall appearance which balances the two sides of the property whilst respecting the design of the original dwelling and the character of the Conservation Area. The proposed rear elevation does not project significantly further to the rear than the two neighbouring dwellings and in fact follows the rear building line. The plot also widens towards the rear, resulting in the rear element being further away from the neighbouring properties than the front of the property. In these circumstances, it is considered that the plot is capable of accommodating a two storey extension of this depth and Members may consider the depth and hipped roof design to reduce the visual impact and overall bulk of the extensions is acceptable.

The increase in roof height is not considered to have a harmful impact on either the character of the conservation area or the light and visual amenities enjoyed by the surrounding residents. The roof design of the main dwelling and the single storey side extension is considered to be in keeping with other properties in the area, the character of the original dwelling and the Petts Wood Conservation Area.

The elevational changes include the position of the upper floor windows as well as the increase in height of one of the ground floor windows. It may be considered that these changes enhance the visual appearance of the property and are architecturally more in keeping with the original style of the dwelling. The changes are not considered to have a harmful impact on the amenities of the surrounding residents or the streetscene.

Members may consider that the proposal is unlikely to result in undue harm to the character of the Conservation Area and the amenities of the neighbouring properties and the changes made to the proposal result in a property which preserves and enhances the character and appearance of the Chislehurst Road, Petts Wood Conservation Area and is therefore acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00447, 10/01287, 11/02067 and 11/02070, excluding exempt information.

as amended by documents received on 13.09.2011

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC01      Satisfactory materials (ext'n'l surfaces)  
ACC01R      Reason C01
- 3      ACC03      Details of windows  
ACC03R      Reason C03
- 4      ACH03      Satisfactory parking - full application  
ACH03R      Reason H03
- 5      ACH32      Highway Drainage  
ADH32R      Reason H32
- 6      ACI12      Obscure glazing (1 insert)    to the first floor flank elevations  
ACI12R      I12 reason (1 insert)    BE1
- 7      ACK01      Compliance with submitted plan

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of surrounding residents.

### **Reasons for granting permission:**

In granting permission, the Local Planning 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 to be satisfactory in relation to the following:

- (a)    the appearance of the development in the streetscene
- (b)    the relationship of the development to adjacent property
- (c)    the character of the development in the surrounding area
- (d)    the impact on the amenities of the occupiers of adjacent and nearby properties
- (e)    the impact of the development on the character and appearance of the conservation area.

and having regard to all other matters raised.

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