

**Application No : 10/00680/FULL6**

**Ward:  
Petts Wood And Knoll**

**Address : 144 Petts Wood Road Petts Wood  
Orpington BR5 1LF**

**OS Grid Ref: E: 544646 N: 167780**

**Applicant : Mr and Mrs Roper**

**Objections : YES**

**Description of Development:**

Roof alterations incorporating rear dormer extension

Key designations:

Area of Special Residential Character

**Proposal**

This proposal can be divided into 4 elements:

- hip to gable ends with a partial hip;
- rear dormer;
- two roof lights in the front elevation; and
- additional window in left-side flank elevation.

**Location**

The application site consists of a detached, two-storey dwelling located on the northern side of Petts Wood Road.

The surrounding area is comprised of predominantly two-storey, semi-detached dwellings and also an Area of Special Residential Character.

**Comments from Local Residents**

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

- will result in over-development;
- does not respect space around and between buildings;
- will result in loss of neighbouring amenity;
- will have a detrimental impact of the Area of Special Residential Character
- will be out of proportion to the scale of the original building, adjacent buildings and to others in the area; and

- will set a precedent for further applications.

### **Comments from Consultees**

None.

### **Planning Considerations**

The main policies relevant to this case are Policies BE1 (Design of New Development), H8 (Residential Extensions) and H10 (Areas of Special Residential Character) of the adopted Unitary Development Plan.

### **Planning History**

1983: Planning application (83/00735/FUL) granted permission for a single storey side extension.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Area of Special Residential Character (ASRC) and the impact that it would have on the amenities of the occupants of neighbouring residential properties.

The proposal will alter the roof on both sides from a hip to gable end with a partial hip to allow for the provision of a rear dormer and also insert two rooflights in the front roofslope as a window to the side. The front rooflights and side window could arguably be carried out under permitted development rights and regardless of this are a common addition and not considered to harm the appearance of the host dwelling or the character of the Area of Special Residential Character. The hip to gable ends with partial hips are, on balance, are also not considered to harm the host building or character of the Area of Special Residential Character. Unlike most of the properties in the immediate area, the application site is occupied by a detached property and therefore, the roof alterations are balanced. The partial hip on the gable ends also gives recognition to the previous full hip, whilst providing the opportunity to accommodate the rear dormer. In addition, the proposal is considered more acceptable in terms of design and appearance than other forms of roof alteration such as a side dormer, which could arguably be carried out under permitted development rights.

With regards to the rear elevation it is proposed to include a dormer to form a master bedroom. The dormer is sufficiently set-in from the roof margins and will therefore, not appear as if a floor extension rather than a roof extension. In addition, it is to the rear of the property and will not have any impact on the street scene.

Concern has been raised over loss of neighbouring amenity to the properties on both side of the application site. Again, Members should note that under permitted

development roof alterations of a maximum 50 cubic metres could be erected at the property without the need for planning permission and could have a similar impact. With regard to No. 142, there is considered sufficient separation distance so as not to harm the residential amenities enjoyed by this property. Furthermore, a condition requiring obscure glazing and fixing shut of the proposed flank window will prevent the possibility of overlooking and loss of privacy. In regard to No. 146, although this property is closer, as with both neighbouring properties, the proposal will not project any further than the existing flank building line and will also have a partial hipped end. Members will therefore have to consider if the proposal would result in a significant impact to the amenities of No's 142 and 146 to warrant a refusal of planning permission with consideration to what could be constructed under permitted development rights.

Having had regard to the above, Members may consider that, on balance, the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to neighbouring residents nor impact detrimentally on the character of the Area of Special Residential Character.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00680, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

### **Subject to the following conditions:**

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC07      Materials as set out in application  
ACC07R      Reason C07
- 3      Before the development hereby permitted is first occupied the proposed window(s) within the eastern flank elevation of the extension hereby permitted shall be obscure glazed in accordance with details submitted to be submitted to and approved in writing by the Local Planning Authority and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained in accordance with the approved details. In the interests of the privacy of adjoining properties and openings should be at high level.  
ACI11R      Reason I11 (1 insert)      BE1
- 4      ACI17      No additional windows (2 inserts)      eastern and western flank extensions  
ACI17R      I17 reason (1 insert)      BE1

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

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

BE1 Design of New Development  
H8 Residential Extensions  
H10 Areas of Special Residential Character

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent properties;
- (b) the character of the development in the surrounding area;
- (c) the character and appearance of the Area of Special Residential Character;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy

and having regard to all other matters raised.

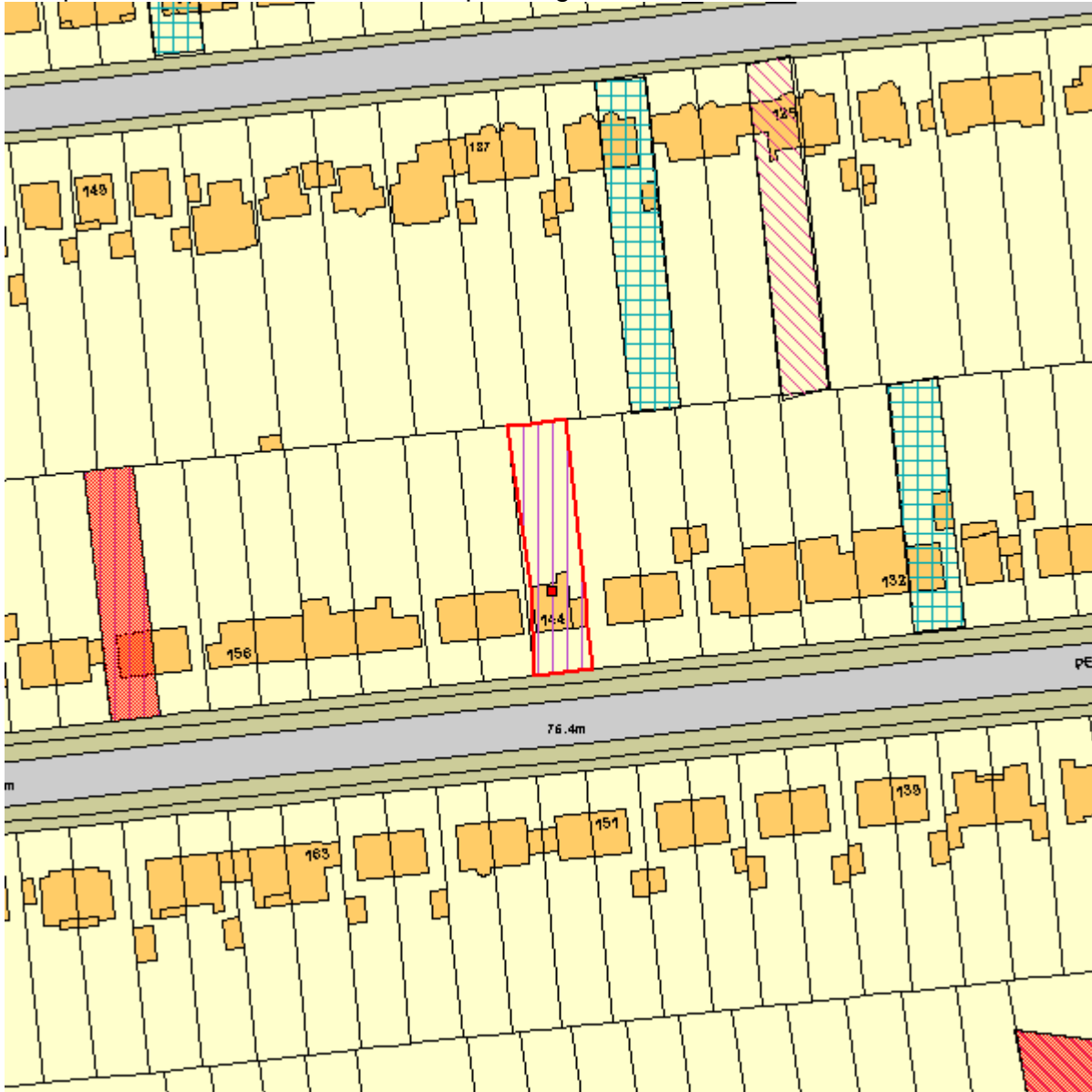
INFORMATIVE(S)

1 RD130 Obscure Glazing

Reference: 10/00680/FULL6

Address: 144 Petts Wood Road Petts Wood Orpington BR5 1LF

Proposal: Roof alterations incorporating rear dormer extension



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661