

Section '5' – Applications meriting special consideration

Application No : 10/01185/FULL6

Ward:
Petts Wood And Knoll

Address : 27 Great Thrift Petts Wood Orpington
BR5 1NE

OS Grid Ref: E: 544137 N: 168166

Applicant : Mr And Mrs Tennant

Objections : NO

Description of Development:

Part one storey side extension, two storey side and rear extension, one storey rear extension and front dormer

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application can be divided into four elements:

- 1) Single storey extension to form garage

This proposal includes an extension at ground floor level to create a garage area. The front of the garage is aligned with the existing front wall of the dwelling and the garage is 2.8m wide at its entrance. The side flank wall of this extension projects at an angle adjoining the boundary with 25 Great Thift and to the rear for approximately 5.85m. The existing garage at the rear is to be demolished.

- 2) Two storey side & rear extension

The two storey side extension is set back 5.6m from the front elevation of the property and is 2.05m in width from the existing side flank wall and located 1.5m from the side boundary. The two storey side extension is 7.1m deep. The proposed rear flank wall of the two storey extension runs for approximately 5.35m along the rear of the property and extends approximately 2.6m beyond the existing kitchen. The ground

floor will create a utility room and extended kitchen while the first floor will provide an additional bedroom and extended bedroom. A velux window will be inserted into the side roof space.

3) Single storey rear extension

The rear single storey extension extends 3.5m beyond the existing dining room and is approximately 3.6m in length runs right to the boundary with 29 Great Thrift and will have a flat roof with pyramidal skylight.

4) Front dormer window

A dormer window 2.1m in length, 2.8m in width and 2.1m in height and is proposed to be added to the first floor of the property frontage.

Location

The property in question is a semi-detached two bedroom family dwelling house on the western side of Great Thift, Petts Wood, Orpington. The site lies within the Petts Wood Area of Special Residential Character (ASRC) and is adjacent to the Green Belt. Neighbouring properties are of a similar architectural style, however vary in size, scale and design.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No consultations were necessary.

Planning Considerations

The application fails to be determined in accordance with the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- G6 Land adjoining Green Belt or Metropolitan Open Land
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

Planning History

This application should be considered in conjunction with application reference: DC/09/02709/FULL6, an identical submission for 27 Great Thift which was made in 2009 and subsequently refused at Committee; and DC/09/02544/FULL6 – 25 Great Thrift (next door property) which applied for planning permission for a similar development which was refused under delegated authority in 2009, a decision which was subsequently overturned at appeal by the Planning Inspectorate and subsequently a further similar permission was granted under DC/10/01133/FULL6.

Under planning application reference: DC/09/02544/FULL6 (25 Great Thift, Petts Wood) planning permission was refused on the following grounds:

The proposed part one/two storey side extension would result in a cramped form of development, harmful to the spatial standards and character of the Area of Special Residential Character and contrary to Policies H9 and H10 of the Unitary Development Plan.

However, this decision was appealed against under ref: AP/10/00022 and the Planning Inspectorate found in favour of the appellant granting permission, stating:

UDP Policy H9 (i) establishes a minimum side spacing of 1m along the full flank wall between a two storey extension and the side boundary of the dwelling. Policy H9 (ii) states that more generous side space should be provided where higher standards of separation already exist. The proposed two storey element would be located a minimum of 1.5m from the boundary with No. 27, whilst the single storey garage would be built up to the boundary. The first floor would project approximately 2m to the side and would be, towards the rear of the dwelling, set well back from the main road. To my mind this would maintain a substantial gap at first floor level, allowing views between adjoining dwellings and through to the vegetation to the rear. This would accord with the aim of Policy H9 to retain space around buildings and prevent a cramped appearance. It would also retain the spacious character of the area in compliance with Policy H10.

Under planning application reference: DC/08/03105 (71 Great Thrift, Petts Wood) planning permission was refused on the 13 November 2008 on the following grounds:

The property is within an Area of Special Residential Character and the proposal does not comply with the Council's requirement for side space to be maintained to the flank boundary in respect of a two storey development, in the absence of which the extension would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9 and H10 of the Unitary Development Plan.

The proposed extensions are of a poor design, incongruous in appearance, which would be harmful to the appearance of the existing dwelling and

detrimental to the Area of Special Residential Character contrary to Policies BE1, H9 and H10 of the Unitary Development Plan”.

Under planning application reference: DC/09/00046 (55 Woodland Way, Petts Wood) planning permission was granted on the 9th March 2009 for a part one/two storey side/rear and front dormer.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the Petts Wood Area of Special Residential Character and the impact that it would have on the amenities of the surrounding residential properties.

It is not anticipated the proposed development will result in a significant detrimental impact on the residential amenities of neighbouring properties. The two-storey extension is to be set back over 1.5m from the boundary at its narrowest point and as such it is not anticipated the loss of light to the neighbouring property will be of such an extent as to warrant refusal. It is anticipated there will be a negligible loss of privacy or sense of overlooking as no windows are to be located on the side flank wall facing the boundary.

Members will need to judge the level of harm or acceptability that the extensions would have on the street-scene and the wider Area of Special Residential Character. Policy H9 states that for a proposal of two or more storeys in height a minimum of 1 metre space from the side boundary of the site should be maintained for the full flank wall of the building. Whilst the two storey side/rear extension is located 1.5m from the boundary, the single storey garage is built up to the boundary with No. 25. An example of a single storey garage being built up to the boundary is evident at No.55 Woodland Way (16 doors away) and the adjoining property No. 25 Great Thrift was granted approval at appeal for such a development where the two storey element was set back over 1m from the boundary but the one storey element was built up to the boundary.

Normally, the Council would resist front dormer windows where they are not a feature of the area. Other examples exist in the area and No.55 Woodland Way can be cited as a more recent example of where a new dormer has been allowed.

It is acknowledged that the addition of the two storey extension to the rear is subservient to the host dwelling, however, the roof is only slightly lower than at that of the host dwelling and the roof design differs. Members will also need to consider the effect the proposed extension will have on the uniformity of the street-scene given that the property at present mirrors the adjoining property at No. 29. Were the development to proceed it could result in a detrimental impact on the overall uniform appearance of these semi-detached dwellings.

The next door property was granted permission at appeal for a very similar extension which is smaller in scale (approximately 1.3m in width in comparison to 2.05m width of this proposal) but set within a narrower plot. Members will need to consider how the addition of 2 two storey extensions will appear in the streetscene given the increase in bulk and scale that the rear extensions will create. As mentioned previously the required side space is provided for the two storey element but not the single storey element. An extension at No.71 Great Thirft was refused as the two storey element was proposed over the garage, however, in this particular case the extension will be set back behind the garage.

It is necessary to carefully consider whether this technical breach of Policy H9 causes any actual harm. On balance, with regard to the separation between the two elements, the set back arrangement proposed and the planning approval which was granted at No. 25 on appeal for a similar development it may be considered acceptable in this instance.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02709, 09/01690, 09/02544, 09/00046, 10/01133 and AP/10/00022/S78HH, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | | | |
|----------------|--------|--------------------------------------------------------------------------------------------|------------|-----------|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: | | |
| 1 | ACA01 | Commencement of development within 3 yrs | | |
| | ACA01R | A01 Reason 3 years | | |
| 2 | ACK01 | Compliance with submitted plan | | |
| Reason: | | | | |
| 3 | ACI09 | Side space (1 metre) (1 insert) | side | |
| | ACI09R | Reason I09 | | |
| 4 | ACI17 | No additional windows (2 inserts) | side | extension |
| | ACI17R | I17 reason (1 insert) | BE1 and H8 | |

Reasons for granting planning 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
- G6 Land adjoining Green Belt or Metropolitan Open Land
- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character

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

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area.

and having regard to all other matters raised.

D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposed part one/part two storey side/rear extension does not comply with the Council's requirement for a minimum 1 metre side space to be maintained to the entire flank boundary in respect of two storey development in the absence of which the extension would result in a cramped form of development, harmful to the spatial standards and character of the Area of Special Residential Character and contrary to Policies H9 and H10 of the Unitary Development Plan.

Reference: 10/01185/FULL6

Address: 27 Great Thrift Petts Wood Orpington BR5 1NE

Proposal: Part one storey side extension, two storey side and rear extension, one storey rear extension and front dormer



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