

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/00046/FULL6

Ward:
Petts Wood And Knoll

Address : 71 St John's Road Petts Wood
Orpington BR5 1HT

OS Grid Ref: E: 544834 N: 167247

Applicant : Mr And Mrs H Rohdes

Objections : YES

Description of Development:

Increase in roof height to include front and rear dormer extensions and extension to first floor and elevational alterations

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

- The property is to be extended by increasing the roof height from 5.4m to 7.9m, creating an orthodox two storey dwelling. The roof will be pitched with an eaves height of 5.2m.
- Two front dormers will be provided within a cat-slide roof to the front elevation. These dormers will have a height of 1.8m with pitched roofs.
- A small front porch is provided which will have a forward projection of 0.7m and a height of 2.5m with a sloped roof.
- The proposed roof alterations would provide side windows which will serve bedrooms and a bathroom. The roof extension will create a pitched roof above the existing flat roofed single storey section of the house to the rear.

Location

This property is located on the south western side of St. John's Road. The site comprises a bungalow that has been extended into the roof space to provide roof accommodation with two side dormer extensions. The area is characterised by predominantly two storey residential development. To the North West is a row of three storey terraced town houses.

Comments from Local Residents

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

- possible loss of light and privacy
- possible overlooking

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

Planning History

Planning permission was refused under ref. 97/00704 for two side dormer extensions. The refusal grounds were as follows:

'The proposed dormers, by reason of their prominent siting, size and bulk, would be detrimental to the appearance and character of this bungalow and the street scene generally, thereby contrary to Policies H.3 and E.1 of the Bromley Unitary Development Plan.'

This application was subsequently allowed on appeal. The Inspector stated that the surrounding houses have no particular architectural merit and that the dormers would not be sited on a prominent siting and would not exceed the height of the main roof. The Inspector also stated that the dormers would result in overlooking to side windows at No. 69 and therefore obscure glazing would be required.

Planning permission was granted under ref. 97/01681 for side dormer extensions. This development has been completed.

Conclusions

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

The dwelling existing at the site is a bungalow with side roof dormers set within an area predominantly characterised by two and three storey semi-detached dwellings and terraced townhouses. The dwelling is therefore shorter than those buildings around it. The principle of the increase in the roof height would therefore not be objected to in principle. The proposal would not result in a dwelling that is taller than those around it and it is considered that the increase in height and bulk would be suitable in this location without harming its character and form.

The proposal is contrary to side space policy, retaining 0.83m to the flank boundary adjoining No. 69. It is considered that, at present, the side dormers create a bulky appearance to the house which gives the appearance of a two storey flank wall in close proximity to No. 69. The proposal would add a pitched roof to the house and this appearance would not be significantly different from the existing situation, with the dormers replaced with an orthodox flank wall. When viewed from the front, the additional bulk would amount to essentially the pitched roof and therefore it is considered that the spatial standards of the area and relationship that the house would have with those around it would not be altered significantly. The added bulk will be low due to the hipped design of the roof. It is considered that the lack of a 1m side space in this instance would not be seriously harmful to the spatial characteristics of the area, with the existing 1.1m space between the application dwelling and No. 69 retained. The two storey flank wall of No. 69 is also separated from the side boundary by an attached garage and this further creates a sense of separation. To the opposite flank, a 1.3m side space and a separation of 2.6m to the flank wall of No. 11 Dunstan Glade will be retained.

Although front dormers are not a common feature of the locality, the host dwelling is considered to be unusual within the context of the locality and the front dormers would be sited at first floor level rather than in the roof at a higher level. The proposed front porch will be modest and in context with the host dwelling. On balance, it is considered that the alterations would not detract from the character of the house or the wider area.

The proposal will add a fully hipped, pitched roof to the existing dwelling and to the flat roof to the rear of the house. It is considered that the addition of bulk would not add significantly to the house and would not result in a significant visual impact from the rear windows of neighbouring properties. No. 69 is sited further to the rear, and there is a suitable separation to No. 11 Dunstan Glade to prevent significant loss of light or outlook. The main roof addition will be visible from the side windows at No. 69, however the flank wall will be sited in a similar location to the side wall of the existing dormers and therefore this relationship will be similar to the existing one. The proposed roof will pitch away from these windows, including the ground floor rooflights, and is not considered to impact significantly on outlook or light, as it will be sited to the north west of No. 69. The proposed first floor windows will be sited in similar positions to those which exist within the side dormers. The Inspector previously stated that side windows facing No. 69 should be obscurely glazed to prevent overlooking into the flank windows facing the site. A similar condition can be imposed to prevent this. The proposed windows on the opposite flank elevation will look onto a brick wall at No. 11 Dunstan Glade, and there are no flank windows at No. 11 that would be overlooked. Neither elevation would create overlooking to neighbouring gardens over and above that which exists as a result of the side dormers. The provision of rear dormers would similarly not result in significant overlooking. The relationship would be typical of the area, with the majority of properties possessing first floor rear windows.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significantly harmful impact on the character of the area and would not impact harmfully on the

amenities of neighbouring residential properties. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/00046, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI10 Side space (1 insert) 0.83m south-eastern
 ACI10R Reason I10
- 4 Before the development hereby permitted is first occupied, the proposed window(s) in the first floor south eastern flank elevation of the extension shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
 ACI12R I12 reason (1 insert) BE1
- 5 ACI17 No additional windows (2 inserts) flank extension
 ACI17R I17 reason (1 insert) BE1
- 6 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of the nearby residential properties.

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
- H9 Side Space

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

- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed

and having regard to all other matters raised.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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