

## **Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS**

**Application No :** 15/03933/FULL1

**Ward:**  
Petts Wood And Knoll

**Address :** 2 Woodland Way Petts Wood Orpington  
BR5 1ND

**OS Grid Ref:** E: 544361 N: 167922

**Applicant :** Mr J Sobowale

**Objections :** YES

### **Description of Development:**

Proposed three bedroom dwelling on land adjoining 2 Woodland Way.

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 4

### **Proposal**

This site measures 420 sqm and presents as garden land to the property at 2 Woodland Way. The topography of the site is relatively flat however the highway slopes upwards from north to south.

It is proposed to erect a three bedroom dwelling house that appears as two storeys in height with a single storey rear conservatory. The dwelling is proposed with a hipped roof profile with a two storey gable feature to the front elevation. The dwelling is proposed to be constructed from red brick to the lower ground floor with a white render to the upper floors similar to the neighbouring dwellinghouse.

The dwelling would maintain separations of 1.4m to the common side boundary with number 2 Woodland Way and 2m from the boundary with number 2a at the closest point. The height of the dwellinghouse will not exceed the height of the neighbouring properties and will be sited 700mm lower than number 2 Woodland Way

### **Consultations**

Nearby owners/occupiers were notified of the application, comments can be summarised as follows:

- The site is small and irregular for the size of the house proposed and would set a precedent for future development

- Very over powering and totally out of keeping
- Sunlight and views will be lost
- Infilling spoils the appearance of the road, reduces green areas and parking
- If the site was sub divided the two resulting plot sizes would be less than half of the average plot size for the area and totally out of keeping with the locality
- There are trees within the site
- The proposed house would produce a building mass next to the side boundary of 2A Woodland Way rather than views across the garden
- The back garden is extremely small which is not useful for a family
- Represents an overdevelopment of the plot
- Views to the rear of the plot will be lost
- Loss of amenity for the neighbours at 2, 2A Woodland Road and 3 Towncourt Crescent who will be subject to a degree of overlooking
- Increased noise from parking
- The car parking spaces are below those required for people with disabilities
- Will result in the loss of verdant open garden land as exists
- The level of space between the properties is not commensurate with the properties on the eastern side of the road.
- Loss of privacy and outlook from 3 Towncourt Crescent
- The modern appearance of the dwelling would be out of place with the neighbouring properties
- The separation between the two houses is not acceptable
- Concerns regarding the drainage
- Garden grabbing
- Contravenes the guidelines for Areas of Special Residential Character
- Erode the individual character and quality of the ASRC

One letter of support was received stating that the proposed dwelling is of good design and will complement the rest of the street.

Highways - I would have no objection to a new dwelling in this location. The proposed access is at the corner of the site and, due to the site layout, means vehicles have a sharp turn to get onto or off the site. It would seem to aid access and manoeuvring if the crossover was in a more central position. The positioning of the crossover will need to be agreed with Area Management.

The drawing shows the 2m fence to remain with no gate on the access. I would suggest pedestrian visibility splays are included.

No objections subject to conditions

Drainage - No Objections subject to conditions.

Thames Water - No Objection subject to informatives

## **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  
H7 Housing Density and Design  
H9 Side Space  
H10 Areas of Special Residential Character  
T18 Road Safety  
H1 Housing Supply  
T3 Parking  
NE7 Development and Trees

SPG1  
SPG2

London Plan Policies:

3.3 Increasing Housing Supply  
3.4 Optimising Housing Potential  
3.5 Design and Quality of Housing Developments  
3.8 Housing Choice  
5.1 Climate Change  
5.2 Minimising Carbon Dioxide Emissions  
5.3 Sustainable Design and Construction  
6.9 Cycling  
6.13 Parking  
7.2 An inclusive environment  
7.3 Designing out crime  
7.4 Local character  
7.6 Architecture  
7.15 Noise  
8.3 Community infrastructure levy

National Planning Policy Framework

History

There is no planning history with regards to this dwelling

## **Conclusions**

The main issues to be considered in respect of this application are:

- o Design
- o Standard of Residential Accommodation
- o Highways and Traffic Issues
- o Impact on Adjoining Properties

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material

planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area and the impact of the proposal upon the amenities of neighbouring residential properties.

### Principle of Development

The site is located within the Petts Wood Area of Special Residential Character which is characterised by a distinct road layout and plot sizes which have remained largely intact since the late 1920s early 1930s. The style and design of properties within the ASRC are of similar though marginally varied styles.

Policy H7 of the UDP sets out criteria to assess whether new housing developments is appropriate subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

The site is located in a residential location where the Council will consider infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. Any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed. Therefore the provision of an additional dwelling unit on the land is acceptable in principle subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, sustainable design and energy, community safety and refuse arrangements.

The site is considered to contribute to the openness and undeveloped nature of the southern part of Woodland Way leading into Towncourt Crescent. Any new dwelling would need to respect surrounding spatial standards which is characterised by spacious plots with considerable distances between the dwelling and the common side boundaries and a good standard of rear amenity space.

A new dwelling within the Petts Wood Area of Special Residential Character could be considered acceptable if found in compliance with the requirements as stated above.

### Size, Scale and Design

As stated above, the dwelling provides a separation distance between the common side boundary with number 2 Woodland Way of 1.4m at the closest point and 2m with the common side boundary with number 2a. The property at number 2 Woodland Way is sited 3m from the proposed northern flank elevation of the new

dwelling. The proximity of the proposed dwelling to the neighbouring common side boundaries erodes the spatial standards afforded to the existing property allowing for a cramped form of development for both the proposed dwelling and the donor property. The dwelling appears skewed within the plot, being located within close proximity to number 2 however set at a considerable distance from 2a.

Policy H7 of the UDP which outlines the criteria applications for new housing must meet requires, inter alia, that the site layout, buildings and space about buildings recognises and complements the qualities of the surrounding areas. In addition Supplementary Planning Guidance No. 2 (Residential Design Guidance) states "local context is of particular importance when adding new buildings to established areas. Building lines, spaces between buildings, means of enclosure and the use and location of garden or amenity space should all respect the character of the locality". It is clear from the site plan that the amenity space for the proposed three bedroomed property is to the rear of the dwelling. The amenity space measures 20m in length however could be considered quite contrived in shape. It is considered that the space provided is not comparative with similarly sized properties in the vicinity and is not of sufficient proportion to provide a usable space for the purposes of a family dwellinghouse. Members may consider that the proposal fails to comply with Policy H7 that states that adequate private or communal amenity space is provided.

Paragraph 4.39 of the UDP, one of the explanatory paragraphs to Policy H7 states "many residential areas are characterised by spacious rear gardens and well separated buildings. The Council will therefore resist proposals which would tend to undermine the character or which would be likely to result in detriment to existing residential amenities." The current proposal is not considered to respect the established residential character of the area and would provide insufficient space to accommodate a satisfactory development causing harm to the local area and is thereby contrary to Policy H7 of the UDP and the NPPF. A key characteristic of the Petts Wood Area of Special Residential Character is large suburban spacious developments with a good standard of amenity space which Members may consider is not adhered to by this development.

In terms of design, the property more closely relates to the dwellings on the eastern side of the road than the western which are of various architectural styles. The property is proposed to be constructed of red brick and render, similar to that found at number 2 Woodland Way, and is to be constructed to include a two storey gable frontage and hip roof which is in keeping with the surrounding properties. Members may consider that the design of the dwelling is considered acceptable.

#### Standard of Residential Accommodation

Policy 3.5 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants.

The floor space size of the dwelling is approximately 129.2sqm which exceeds the requirements for a three bedroom family dwelling.

#### Impact on neighbouring residential amenity

It is noted that the proposed new dwelling will project approximately 4m further than the rear building line with number 2 Woodland Way at single storey level and no further than the rear elevation at 2a Woodland Way. Due to the tapered nature of the plot and the angled nature of the conservatory the property is not considered to have an adverse impact in terms of overshadowing nor loss of light. No habitable room windows are located within the side elevation of the proposed dwelling therefore there is no concern with regards to actual or perceived overlooking.

Several objections have been received with regard to the impact of the dwelling upon the amenity of the owner/occupiers of Towncourt Crescent. These properties are set approximately 40m away from the proposed dwelling by virtue of the extensive rear amenity space provided for these dwellings. Whilst some visual incursion will occur as a result of the proposal, this is not considered to be of such a degree to warrant a refusal of this application.

#### Parking

In terms of parking, no objections were raised on behalf of the highways officer subject to conditions.

#### **Conclusion**

On balance, the proposal does not accord with the spatial standards of the area and is considered harmful to its special character.

#### **RECOMMENDATION: APPLICATION BE REFUSED**

#### **The reasons for refusal are:**

**1**

**The proposal would be an overdevelopment of the site on land which is not previously developed, out of character with the spatial characteristics of the locality thereby detrimental to its visual amenities and special character, contrary to Policies H7, H10 and BE1 of the Unitary Development Plan, the London Plan and the National Planning Policy Framework.**