

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

**Application No :** 17/01145/FULL6

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

**Address :** 75 Mayfield Avenue Orpington BR6 0AH

**OS Grid Ref:** E: 545624 N: 166289

**Applicant :** Mr & Mrs David Gurr

**Objections : YES**

**Description of Development:**

Roof alterations to include increase in ridge height, first floor rear and single storey front extensions and two storey side extension

**Key designations:**

Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Smoke Control SCA 4

**Report Update**

The application was deferred at Plans Sub Committee No. 2 on the 22/06/2017 to seek a reduction in the bulk and mass of the extensions. Amended plans have subsequently been received dated 3rd July 2017 which involve the following amendments:

- o A reduction in width of the two storey side extension from 4.5m to 4.3m and the previously proposed chimney stack has been removed.
- o A rear gable feature has been introduced over the existing flat roof two storey rear projection with a height of 7.4m.
- o The proposed accommodation in the roofspace has been omitted along with the proposed side rooflight
- o Alterations to the fenestration, elevations and internal layout including reducing the width of the first floor rear utility window and changing the location of the study and utility rooms and the utility room window would now be obscure glazed, a reduction in width of the proposed ground floor bi-folding doors from 3.8m to 2.6m in width and tile-hanging would be applied to the upper external walls of the rear elevation to match main roof.
- o Additional soft landscaping areas to north and front boundaries
- o Additional screening along front and rear boundaries provided by a tall and mature tree in front garden and retention of two existing trees and proposed hedge screening along rear boundary

**Proposal**

The original report is repeated below, updated where necessary.

The proposal involves roof alterations incorporating an increase in ridge height by 0.5m, one side rooflight and change in roof pitch to provide a perimeter pitched roof with a flat roof above.

A two storey side extension is proposed which would have a width of 4.5m and a length of 9.7m with a set back of 0.6m from the adjacent front elevation of the main dwelling.

The proposed first floor rear extension would have a rearward projection of 2.9m to match the ground floor rear building line and square off the existing rear elevation. The first floor rear extension would have a width of 5.7m.

The proposed two storey side extension and first floor rear extension would have a perimeter pitched roof with a ridge height of 7.8m.

A single storey front extension is also proposed incorporating a porch which would have a forward projection of between 1.2m and 1.9m, a total width of 5.7m and a false pitched roof with a height of 3.4m.

Amended plans were received dated 10th May 2017 reducing the number of proposed rooflights from three rear rooflights to one side rooflight.

### **Location**

The site hosts a two storey detached dwelling which is situated on the eastern side of Mayfield Avenue and it is not located on any designated land.

### **Consultations**

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

Representations received since the amended plans dated 03/07/2017:

- o Deferred to "seek a reduction in the bulk and mass of the extensions"
- o Alterations on amended plans are minimal
- o Ridge height of main roof will be greater
- o Most changes are internal
- o Second floor accommodation has been removed
- o Can be put in at a later date given roofspace is the same
- o Viewed externally will be just as massive and bulky
- o Knoll Residents Association still considers this to be an overdevelopment of relatively small plot
- o Endorses objection from Knoll Residents Association
- o Increase in height and extending out sideways is overdevelopment
- o Not in keeping with nearby properties (bar one), and knoll area in general
- o concerns of impact of min. 4 vehicles parked on frontage on streetscene
- o needs a lots of landscaping to soften impact
- o revised plans do not address the Members concerns
- o hardly addresses spirit of the concerns
- o size of development is too large for size of property
- o not in keeping with 75a and properties opposite
- o proposal and development of No. 73 are not in keeping
- o front elevation is quite pleasing
- o attempted to match other properties in the area with the vernacular
- o rear elevation now much better matches the original building
- o primary concerns remains the roof alterations
- o continue seemingly unnecessary vertical increase
- o no plans for roofspace
- o will be difficult to monitor future development
- o no other three storey buildings in vicinity
- o contravenes para 1.2 (iv) 'general height of existing buildings in the area shall not be exceeded

- o opportunity for future loft conversion and rooflights would be ever present treat to privacy of rear elevations and gardens
- o overlooked
- o change would significantly alter both the house and character of eight properties thus overlooked
- o affect one of main enjoyments of these dwellings
- o issue of front garden addressed and therefore no objections
- o extensions can be carried out without contravening ASRC guidelines by retaining original roofline
- o and prevent future possibility to extend upwards
- o Instead of a mass and bulk reduction,
- o larger roof and overall building due to rear gable
- o more out of keeping with proposed ASRC
- o even more overdevelopment of short plot
- o even more hugely overbearing and invasive
- o ours and other previous objections still stand
- o Gable makes building more visually prominent
- o exacerbating its dominance and overlooking onto back gardens
- o Maintaining high roof and greater pitch would allow third storey later without need for planning permission with rooflights
- o Following changes are suggested:
- o slope new side extension roof to ground floor ceiling height,
- o maintain current ridge height,
- o remove rear gable, and
- o more and taller trees at rear and landscape further at front to aid screening
- o Some previous comments and suggestions have not been carefully addressed
- o Height of second floor too high
- o Width of proposed windows overlook rear gardens of five properties and back rooms
- o Proposed extension is larger
- o Significantly alters external appearance of original design
- o and alters character of 5 surrounding properties
- o affecting values of surrounding properties and landscape
- o Front garden extended to accommodate at least 4 cars which is not in-keeping

Knoll Residents Association and neighbouring residents' objections:

- o Much larger and out of proportion with the plot size
- o Additional accommodation in roof will appear much more bulky
- o Visually dominate especially to residents of Broxbourne Road
- o height of second floor is too high
- o significantly alters appearance of the original design of the property
- o Lies within an area which has recently applied to be an ASRC, although not yet confirmed
- o Driveway is to extend to accommodate max 4 vehicles
- o No details of front or rear landscaping
- o Not in-keeping with other in the road and contriving ASRC guidelines
- o Our house, No. 70 Broxbourne is directly behind No. 75
- o Would be one of families most affected by the development
- o Extensive and excessively large extension
- o Increase in floor area of a further 125%
- o View from first floor rear window of elderly father would be dominated by large mass of the extensions and new roof
- o Whole family would see a greatly increase building size
- o Overbearing and overwhelming nature

- o Appearing almost on back boundary
- o The property is 2m higher
- o Much higher and larger roof over substantial side and rear extension
- o Would dominate outlook
- o Towering and invasively close
- o Wide rear elevation lacks characterful design of the front elevation and surrounding development
- o Unrelenting and adds further to overbearing nature
- o Privacy of garden and house would be compromised
- o Loss of privacy to surrounding properties
- o Having two first floor windows 3m forwards of their current position, and one new window
- o impression of being constantly overlooked
- o exacerbated in winter by large three panel window to two storey side extension
- o overshadowing, sun sets behind no. 75 from their property
- o loss of evening light earlier on from higher roof
- o wide two storey extension would block sun as it goes around over the summer
- o excessive overdevelopment of the site
- o other recent large development have much longer/larger gardens
- o far too large mass for comparatively small plot with mere 10m depth
- o 50% ratio of proposed floor area to garden
- o Not in keeping
- o There are chalets and bungalows at top of the road which are more sympathetic low builds
- o Appears as three stories
- o Roof will be higher than most in the area
- o Higher than neighbouring low builds and is also higher up the hill
- o Chimney appears very tall at front and back
- o Plans show only two trees in the back garden
- o Tall 4-6m evergreen would need to be planted to screen development
- o Contravenes ASRC policy
- o Front elevation is quite pleasing and style is in keeping with the area
- o Primary concern is the height of the loft extension and height and size of proposed rooflights
- o Proposed could be achieved without contravening ASRC guidelines by reducing its height and inserting shorter and higher rooflights or withdrawing loft conversion
- o Height of second floor is too high
- o Overlooks rear gardens and five properties to the rear including bed rooms, bathrooms, toilets, kitchen, living rooms, in particularly no. 68
- o Proposed extension significantly alters the external appearance of the original design of the property
- o And privacy and character of those 5 properties to the rear
- o Will cause a loss of amenities to the homes around
- o Could set a precedent for further unsuitable development
- o significant impact on community in terms of local landscape, environmental and neighbour harmony
- o would like to see a scaled down plan

### **Comments from Consultees**

No objection to the proposal from a Highways point of view subject to standard conditions. Proposal would increase the property from 3 to 5 bedrooms and includes the loss of the existing garage. The PTAL rating is good (5) and additional driveway area is proposed to accommodate additional off-street parking.

## **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  
H8 Residential Extensions  
H9 Side Space  
T3 Parking  
T18 Road Safety

Emerging Local Plan

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to the Secretary of State in mid 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 37 - General Design of Development  
Draft Policy 6 - Residential Extensions  
Draft Policy 8 - Side Space  
Draft Policy 32 - Road Safety

The Knoll is proposed to be designated as an Area of Special Residential Character however the designation has not yet been implemented and therefore holds limited weight at this time.

Supplementary Planning Guidance 1 and 2

London Plan (2015)

Policy 7.4 Local character

The National Planning Policy Framework

## **Planning History**

Planning permission was granted under ref. 75/01403 for a two storey rear extension to kitchen with bedroom over.

Planning permission was granted under ref. 80/02207 for a single storey rear extension.

## **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.

Update since the application was deferred at Plans Sub Committee No. 2 on the 22/06/2017.

Amended plans have subsequently been received dated 3rd July 2017 with a reduction in width of the two storey side extension from 4.5m to 4.3m providing a side space of between 1.5m to 1.2m (previously between 1.3m - 0.9m) and the previously proposed chimney stack has been removed. A rear gable feature has been introduced over the

existing flat roof two storey rear projection with a height of 7.4m. The proposed accommodation in the roofspace has been omitted along with the proposed side rooflight. Alterations to the fenestration, elevations and internal layout are also now proposed including reducing the width of the first floor rear utility window and changing the location of the study and utility rooms, this window would now be obscure glazed, a reduction in width of the proposed ground floor bi-folding doors to the north of the rear elevation to match the existing bi-folding doors and tile-hanging would be applied to the upper external walls of the rear elevation to match main roof. Additionally, soft landscaping areas to the north and front boundaries and screening along the front and rear boundaries are proposed to be provided by a tall and mature tree in front garden, and retention of two existing trees and proposed hedge screening along the rear boundary.

The proposal involves a two storey side extension with a width of 4.3m in addition to an increase in ridge height of 0.5m which the proposed extension would match in height. The proposal would have a 1.5m side space towards the front of the proposed extensions, however the property is situated at a slightly oblique angle to the boundary so that the gap is narrower along the flank wall towards the rear of the proposal (1.2m side space to the rear of the flank wall).

In the amended proposal, given the reduction in width and omission of the previously proposed chimney stack, there would now be a side space of over 1m (between 1.5m - 1.2m) which would comply with the minimum 1m side space requirement of Policy H9, where a minimum of 1m side space is required for the full height and length of the flank wall. Therefore, it is not considered to result in an unrelated terracing effect or a detrimental impact on the spatial standards of the area or the proposed ASRC.

The proposal would now not involve accommodation in the roofspace or any rooflights. Having said this, the proposed increase in bulk to the roof would remain similar to the previous plans submitted with the exception of a reduction in width by 0.2m as a result of the reduced width of the proposed two storey side extension. In fact, the proposed bulk to the roof would be enlarged as a rear gable has been introduced in the amended plans, however this would not extend beyond the existing rear building line and the separation between the flank and rear boundaries (4.4m to north and south and over of 16m to rear) from the proposed gable which would be sufficient to prevent a harmful visual impact. Additionally, screening has been provided to mitigate its visually impact through the retention of two trees to the north of the rear boundary and hedges along the remaining southern part of the boundary. The gable is situated away from the public parts of the surrounding roads and would match the gable feature to the front elevation therefore it is not considered to be out of character with the host dwelling or impact detrimentally on the visual amenity of the area.

The proposed fenestration and elevational alterations to the rear would involve applying tile hanging to the first floor rear walls which would soften the appearance of the rear extension to some extent and break up its blocky appearance. The first floor study would be relocated to the existing first floor rear extension with the utility room replacing it allowing the use of obscure glass windows to both of the two rear windows in the first floor rear extension and also a reduction in width of the proposed ground floor bi-folding windows to prevent a harmful loss of privacy whether perceived or experienced to the properties opposite the site at the rear on Broxbourne Road.

The below elements of the report remain the same as the previous Committee report submitted to the 22nd June 2017 Plans Sub Committee.

The proposal would significantly increase the width of the original dwelling and add significant bulk to the roof. Having said this, the host dwelling is a fairly substantial sized

detached dwelling, having an existing width of 10m therefore the extension would be in context with the main house and would have a pitched roof and use of materials which would be in-keeping with the character of the existing property. Additionally, the neighbouring property to the north is a detached property of a reasonably significant size and therefore the proposal would not appear overdominant in the street scene given the extensions to No. 73 or appear out of character with the area by virtue of the variety of property types and architectural styles in the local area. The two storey side extension would be stepped back from the front gable feature by 0.6m which would lessen its impact on the host dwelling. The single storey front extension would not project beyond the front gable and is not considered to result in a harmful impact on the host dwelling or the established building line of the surrounding development.

The area is characterised by large rear gardens and has a spacious and verdant suburban character. The rear garden of the site is of a smaller depth than other plots in the area as Mayfield Avenue and Broxbourne Road converge at an angle resulting in the site having a tapered rear boundary line. The proposed extension would not reduce the depth of the rear garden land as it involves a first floor rear extension which is constructed above an existing single storey rear extension. The proposed two storey side extension would replace an existing side garage and hardstanding which would mitigate the loss of space to the side of the dwelling to some extent. Consequently, it is not considered that the proposal would significantly erode the rear amenity space for the dwelling and it would not overdevelop the site.

The proposal involves an increase in ridge height of 0.5m and alterations to the pitched roof profile. Policy H8 states that 'the scale, form and materials of construction should complement those of the host dwelling and be compatible with development in the surrounding area and that extensions above the existing ridgeline will not normally be permitted'. Mayfield Road is on a hill and the topography of the land level slopes down towards the north west and therefore the ridge levels are stepped along the road with the site being situated on higher ground level. The proposed increase in ridge height would be 0.5m which is not excessive. Therefore, it is considered that the increase in ridge height would continue to complement the stepped ridge levels along this part of Mayfield Road and would not appear incongruous or overbearing in the street scene.

Objections from local residents have been received which relate to the site lying within an area which is proposed to be designated as The Knoll Area of Special Residential Character (ASRC) in the Draft Local Plan, however the area has not yet been formally designated as an ASRC and therefore would carry very limited weight at this stage. Nevertheless, it should be noted that a side space in excess of the minimum 1m required would be retained to the northern flank boundary and to the south, a generous separation in excess of 3m would be retained. It is not therefore considered that the spatial qualities of the proposed ASRC would be compromised in this case.

With regards to neighbouring amenities, the neighbouring property to the south is a chalet bungalow with a side dormer which contains two windows including a habitable room window. The proposal involves a first floor extension to this side which would have a rear projection of 3m and an increase in height of the existing flat roof rear extension from 5.7m to 8m but would have an eaves height of 5.4m which is modest. The roof would continue to be hipped away from the side boundary and the separation between the proposed first floor rear extension and No. 75A is 5.6m which is significant and therefore it is not considered that the impact on this neighbouring property's first floor flank windows would be so harmful to warrant a refusal of the application, in particular given that the principal habitable room windows of this property would not be adversely affected by the proposal. There would not be any loss of outlook or privacy to the rear windows of this neighbouring property as this property projects significantly further rearward than the host dwelling and

the proposed extensions would still be set back significantly from the rear elevation of No. 75A.

To the north, No. 73 has previously been extended by way of a two storey side extension adjacent to the shared boundary with the site in 2006. The proposal involves a two storey side extension and an increase in ridge height and roof alterations increasing the bulk of the existing roof. There is a first floor bedroom window and conservatory to no. 73 in close proximity to the shared boundary. This property is located to the north of the host dwelling and therefore a level of overshadowing may result however it is not considered to result in a serious loss of light to this neighbouring property. The conservatory has no openings in its flank elevation near to the shared boundary and the proposal would not project beyond the rear elevation of this neighbours' conservatory. The two storey side extension would project by 2.8m beyond the part of rear elevation of No. 73 which is adjacent to boundary, however the main rear elevation of No. 73 would be approximately level with the proposed rear elevation of the host dwelling. The first floor flank windows would serve en-suite bathrooms which would be restricted to have obscure glass by way of a condition imposed on any planning permission to prevent a loss of privacy to No. 73. Therefore, on balance, it is not considered that a significant loss of amenity would result to this neighbouring property.

The rear boundary line is tapered significantly so that the rear garden varies in depth from 12.8m to 24.8m. The host dwelling is on higher ground level than the properties to the north and west. The proposed first floor extension would be situated opposite the narrowest part of the garden, there is an en-suite and utility room window in its rear elevation. The study is therefore located further away from the boundary than the en-suite window (which would both be obscure glazed and secured by way of a condition if permission were recommended) so that the study window would be at a distance of at least 15m from the rear boundary which is not considered to result in any harmful additional overlooking over the existing level. Additionally, the two storey side extension has a bedroom and lounge windows in its rear elevation, these would be located a substantial distance from the rear boundary of at least 21.2m therefore no significant additional loss of privacy is considered to result to the rear gardens and rear windows of the properties to the rear of the site along Broxbourne Road.

The proposal involves roof alterations include a change in the pitched roof profile to a steeper pitch, an increase in height by 0.5m and the replacement of the existing flat roof of the two storey rear extension to a pitched roof with a gable feature to the rear to match the front of the property. Along with the increase in width resulting from the two storey side extension, this would result in an increase in bulk to the original dwelling. There is a considerable distance to the properties to the rear of the site of over 50m and the orientation between the properties is such that the Nos. 70-66 Broxbourne Road do not directly face onto the host dwelling. Therefore, it is not considered that the proposal would appear overbearing or result in a harmful visual impact on these neighbouring properties to an extent which would warrant a refusal of the application on this basis.

Background papers referred to during production of this report comprise all correspondence on file ref. 17/01145, excluding exempt information.

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 significant loss of amenity to local residents or impact detrimentally on the character of the area.

**RECOMMENDATION: PERMISSION  
as amended by documents received on 03.07.2017**



**Subject to the following conditions:**

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**Reason: Section 91, Town and Country Planning Act 1990.**

- 2 The landscaping scheme as shown on the submitted drawings shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.**

- 3 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

- 4 Before the development hereby permitted is first occupied the proposed first floor rear ensuite and utility room windows and windows in the first floor flank elevation shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.**

**Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan**

- 5 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the first floor elevation(s) of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority.**

**Reason: In order to comply with Policy BE1 and H8 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

- 6 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

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