

Application No : 17/03501/FULL6

Ward:
Petts Wood And Knoll

Address : 82 Lynwood Grove Orpington BR6 0BH

OS Grid Ref: E: 545411 N: 166634

Applicant : Mr Jerald Solis

Objections : YES

Description of Development:

First floor and single storey rear extensions, alterations to porch and roof alterations to form additional habitable space including rooflights

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 4

Proposal

Planning permission is sought for alterations to the roof to form habitable accommodation in the roofspace, including a barn end roof and front and rear rooflights. The proposal also includes a first floor rear extension and a single storey rear extension.

Location

The application site hosts a two storey detached dwelling located on the eastern side of Lynwood Road. The site is a corner plot, at the junction with Melbourne Close.

The site is not located within a Conservation Area and is not Listed.

Consultations

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

- Will obstruct the daylight and sunlight into our property on both levels from the southeast direction
- With the houses being less than 3 metres of each other, the proposed extension will result in overshadowing
- The proposal will be putting a massive house on a small plot, the original plot for the house having been substantially reduced many years ago when

- the end of the garden was sold when compared to other properties in the area,
- This area has a certain style as a residential area and the houses are in keeping with these.
 - Will be excessively bulky and visually dominant in the street scene, especially when viewed from Melbourne Close.
 - Planning guidance states that large or dominant dormers which harm the overall appearance of buildings should be avoided. This proposal replaces 2 existing roof windows with 8 larger windows on both rear and side which will have any adverse impact on the appearance and general street scene in the area.
 - The adopted SPG2 emphasises the importance of amenity with adequate space and light.

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

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 6 Residential Extensions
Draft Policy 37 General Design of Development
Draft Policy 44 Areas of Special Residential Character

Relevant planning history

There is extensive history to this site, which can be summarised as follows;

Planning permission was refused in December 2012 for a two storey side extension and detached double garage under reference 02/03605/FULL1 for the following reasons:

The proposed garage would cause harm to the amenities of the adjacent property by virtue of loss of lighting and prospect due to its location entirely in front of properties in Melbourne Close, thereby contrary to Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (September 2002).

The proposed garage, by virtue of its size and siting, would form an unduly prominent feature in the street scene, causing harm to the amenities of the area in

general, contrary to Policy E.1 of the adopted Unitary Development Plan and Policy BE1 of the second deposit draft Unitary Development Plan (September 2002).

Planning permission was granted in June 2005 under reference 05/01445/FULL for a part one/two storey side and single storey rear extensions

Planning permission was refused in November 2016 for roof alterations to form habitable accommodation in the roofspace to include increase in ridge height, front gable features and front and rear rooflights, part one/two storey front extension, part one/two storey side/rear extension, and part one/two storey detached double garage and gym with games room above under reference 16/04276/FULL6 for the following reasons:

The proposal by way of its excessive bulk and design, would result in an over dominant and incongruous addition to the host dwelling, harmful to the amenities of the neighbouring properties, the character and appearance of the host dwelling and the character of the area, contrary to Policies H8 and BE1 of the Unitary Development Plan.

The proposed garage, by reason of its size and siting would result in detrimental impact to the amenities of the neighbouring property by way of loss of light and outlook, and would form an unduly prominent feature within the street scene, detrimental to the character of the area, contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

The proposal would be an overdevelopment of the site out of character with the locality and contrary to Policy H8 and BE1 of the Unitary Development Plan.

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.

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. In addition, Policy 7.4 of the London Plan seeks that buildings should provide a high quality design that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and contributes positively to the character of the area. Consistent with this the National Planning Policy Framework (NPPF) states that new development should reflect the identity of local surroundings and add to the overall quality of the area. The proposed alterations to the front of the property relate to a change from the existing hipped roof to a barn end roof and the removal of the existing small gable roof features over the first floor windows to create a flush first floor wall. The proposal would relate well to the existing building and would respect the scale and form of the host dwelling. The character of the immediate context of the site, are large detached houses of varying sizes and styles. Given there is no uniform style,

the proposed alterations to the front of the property are not considered to be detrimental to the character and appearance of the host dwelling or wider street scene.

The first floor rear extension would project 2.8m in depth and 7.2m in width with a dummy pitch roof. The eaves of this element would be lower than the eaves of the main roof which would reduce the overall bulk and mass when viewed from Melbourne Close. No windows are proposed on the rear elevation but velux windows are proposed within the extended roof and the main roof.

Given the extension is located to the rear, it not considered to be detrimental to the character and appearance of the wider street scene. Whilst it will be visible from Melbourne Close, on balance, given its reduced eaves height and low roof form, it is not considered to be so harmful as to warrant refusal.

The single storey rear extension would square off the property to the rear at ground floor level. It would have a flat roof and would be subservient to the main dwelling and is therefore considered to respect the character and appearance of the host dwelling and wider street scene.

The site is also located within a proposed Area of Special Residential Character (The Knoll). This is currently a draft policy and therefore limited weight can be applied. However it is not considered that the proposal would have a detrimental impact upon the character and appearance of the ASRC if this policy is adopted in the future.

Impact upon neighbouring amenity

The first floor rear extension would be set in 2.9m from the flank boundary with No.84 and would project 2.7m further to the rear at first floor level than existing. It would not project any closer to the neighbouring property. No.84 has three first floor side windows which serve a landing and bathroom. Given these are not habitable rooms it is not considered that the proposal would affect daylight/sunlight or outlook of a significant degree to warrant refusal. Further the ground floor side window serving a kitchen is located within an extension and is a secondary source of light to the main room. Due to the orientation of this window and the setbacks, it is not considered that there would be a significant amenity impact upon this room.

Furthermore, given the low roof height which would also be hipped away from No. 84 and the modest depth, on balance, the extension is not considered to cause significant harm to the light and outlook of the neighbour at No.84 given the orientation of the properties.

The flank elevation and rear elevations would not include any additional windows and would therefore not affect the privacy of neighbouring properties. The proposed roof lights within the existing and proposed roof would be angled to ensure no overlooking.

Having had regard to the above, Members may consider that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the host dwelling or the wider street scene.

RECOMMENDATION: PERMISSION

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 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.

- 3 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.

- 4 No windows or doors additional to those shown on the permitted drawings shall at any time be inserted in any elevation of the extensions hereby permitted, without the prior approval in writing of the Local Planning Authority**

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

- 5 The flat roof area of the single storey rear extension shall not be used as a balcony or sitting out area and there shall be no access to the roof area.**

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

