

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

Application No : 17/02535/RECON

Ward:
Petts Wood And Knoll

Address : 10 Wood Ride Petts Wood Orpington
BR5 1PX

OS Grid Ref: E: 545299 N: 168070

Applicant : Mr P Prendergast

Objections : YES

Description of Development:

Application submitted under S73 of the Town and Country Planning Act 1990 for the variation of Condition 3 to DC/16/00572/FULL6 granted for part one/two storey side/rear extension with dormer windows, inset balcony, alterations to detached outbuilding to rear, additional vehicular access, elevational alterations and associated landscaping, to facilitate the addition of a basement, a chimney flue to the front elevation, 1 x rooflight to the side and internal alterations.

Key designations:

Conservation Area: Chislehurst Road Petts Wood
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 4

Proposal

The application proposes a variation of Condition 3 of permission 16/00572/FULL6 which stated that, "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," in order to facilitate the addition of a basement, a chimney flue to the front elevation, one rooflight to the side and internal alterations.

The application hosts a two storey detached dwelling on the northern side of Wood Ride, the property sits on a wide plot which tapers out to the rear.

The application site also falls within the Chislehurst Road Petts Wood Conservation Area.

Consultations

Nearby owners/occupiers were notified and several representations were received, these can be summarised as follows:

- o Concerns regarding tree roots in relation to the basement
- o Decrease in heritage value of the property

- o Concern regarding structural integrity of property
- o Internal layout changes will remove original features
- o Concerns regarding level of risk for structural integrity as a result of the basement
- o A lower level of physical intervention should be pursued

Petts Wood & District Residents Association objected on the following grounds:

- o Concerns regarding structural integrity as further walls are to be removed
- o Noise concerns regarding ventilation in the basement
- o This heritage asset should be retained and permission refused.

The agent then responded to these objections to clarify the points and these can be summarised as follows:

- o Removal of the central spine wall is not significantly different from that which was approved previously
- o Ventilation will not have any harmful impact on neighbours as it is not a noise generating system and it will be located in the plant room, not externally
- o The alteration to the front elevation does not materially affect the exterior appearance of the dwelling
- o Proposed basement does not encroach on the root area of the sweet chestnut tree

The Conservation Area Officer was satisfied that this scheme would not make a material difference to that which was previously approved under reference 16/00572 in terms of its impact on the Conservation Area.

The Tree Officer was satisfied that the basement would not create any additional risk to the roots of nearby trees as they would be unlikely to extend under the house.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Area
H8 Residential Extensions
H9 Side Space

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 Housing Design
Draft Policy 8 Side Space

Draft Policy 37 General Design of Development
Draft Policy 41 Conservation Areas

Supplementary Planning Guidance 1 General Design Principles
Supplementary Planning Guidance 2 Residential Design Guidance
Chislehurst Road, Petts Wood Conservation Area SPG

Planning History

95/02065/FUL; Single storey rear extension to existing garage; Permitted

96/00204/FUL; Arched wall attached to house; Permitted

11/03876/FULL6; Roof alterations to incorporate 3 rear dormer extensions;
Permitted

16/00572/FULL6; Part one/two storey side/rear extension with dormer windows,
inset balcony, alterations to detached outbuilding to rear, additional vehicular
access, elevational alterations and associated landscaping; Permitted

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the relationship between the proposal and the host dwelling the impact that it would have on the amenities of the occupants of surrounding residential properties. Any impacts on the character and appearance of the Conservation Area should also be considered.

The application seeks alterations to the previously approved application under reference 16/00572/FULL6 for a part one/two storey side/rear extension with dormer windows, inset balcony, alterations to detached outbuilding to rear, additional vehicular access, elevational alterations and associated landscaping.

This application seeks a variation of Condition 3 to facilitate a basement, a chimney flue to the front, a rooflight to the side and internal alterations. Each element of the alterations will be considered in turn.

The basement would not span the whole width of the property and would provide further habitable rooms to the dwelling, as this would not project it is considered that there would be little impact on the adjoining occupiers in relation to the basement. It would not be visible at ground floor level and would therefore have no impact on the character and appearance of the host dwelling or street scene and would preserve the character and appearance of the Conservation Area.

The chimney flue to the front would be between the main dwelling and the single storey side element and does not protrude past the main ridge of either, it is therefore considered that it would have no impact on the amenities of the adjoining occupiers and it would not have any material impact on the character and appearance of the host dwelling nor the street scene and would preserve the character and appearance of the Conservation Area.

Whilst the property is within the Conservation Area it is not listed and therefore internal alterations would not normally require planning permission, it is therefore considered acceptable as the alterations would have no impact on the adjoining occupiers or the street scene and would therefore preserve the character and appearance of the Conservation Area.

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 adjoining residents nor impact detrimentally on the character of the area, and would preserve the character and appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on the file ref: 17/02535/FULL6 set out in the Planning History section above, excluding exempt information.

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 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.**

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 appearance of the building and the visual amenities of the area

- 4 Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the**

Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.

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.

- 5 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.**

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 6 Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.**

Reason: In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

- 7 The development shall be implemented in accordance with the Arboricultural Report/Tree Protection Plan submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed.**

REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the Unitary Development Plan.

- 8 The flat roof area of 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.