

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

Application No : 17/05257/FULL6

Ward:
Cray Valley West

Address : Foxes 137 St Paul's Wood Hill
Orpington BR5 2SS

OS Grid Ref: E: 545654 N: 169425

Applicant : Mr Paul Craddock

Objections : YES

Description of Development:

Demolition of garage and part one/two storey side extension, single storey rear extension and covered walkway to side.

Key designations:

Smoke Control SCA 17

Proposal

The application proposes a part one/two storey side extension and a single storey rear extension which would have the following dimensions:

On the ground floor;

- The rear extension would have a maximum depth of 4m and a minimum depth of 3.5m and a width 11.1m; it would have an eaves height of 2.6m and a ridge height of 4.2m
- The side extension would have a depth of 8m and a width of 1.8m and would provide a side space of 1.3m
- It includes a covered side walkway with a width of 1m, an eaves height of 2.5m and a ridge height of 3.4m
- On the first floor;
- The extensions would wrap around the existing floor plan at first floor and would have a maximum width of 4.6m, a minimum width of 1.8m and a total depth of 7.8m
- At the front the two storey extension would have an eaves height of 5.2m and a ridge height of 8.1m

Location and Key Constraints

The application site hosts a two storey semi-detached dwelling on the Southern side of St Paul's Wood Hill and is set well back within a large plot. The adjoining dwelling at number 139 is on significantly higher ground than number 137 due to the gradient of the road.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Highways: In summary Highways Engineers raised no objections, whilst stating that the garage was too small to accommodate a car. They stated that there was sufficient off-street parking to accommodate several vehicles.

Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies
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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.in the NPPF, the greater the weight that may be given).

The development plan for Bromley comprises the Bromley UDP (July 2006), the London Plan (March 2016) and the Emerging Local Plan (2016). The NPPF does not change the legal status of the development plan.

The application falls to be determined in accordance with the following policies:

London Plan Policies

7.4 Local character

Unitary Development Plan

H8 Residential extensions
H9 Side space
T3 Parking
BE1 Design of new development

Draft Local Plan

6 Residential Extensions
8 Side Space
30 Parking
37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles
SPG2 - Residential Design Guidance

Planning History

The relevant planning history relating to the application site is summarised as follows

83/02379/FUL: Single storey side/rear extension - Permitted
98/01535/FUL: Pitched roof over existing flat roof to side/rear garage/utility area - Permitted
12/00228/FULL6: Single storey rear extension - Permitted
12/01468/FULL6: Single storey rear extension - Permitted

Considerations

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

- Design
- Neighbouring amenity
- Side Space

Design

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

London Plan and UDP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would complement the host property and would not appear out of character with surrounding development or the area generally.

The first floor side extension is modest and would create a more uniform appearance to the roof profile by matching the main ridge. The adjoining dwelling at number 135 benefits from an additional first floor element and whilst this does not match the main ridge it is considered that there would be no issue of unbalancing this pair of semi-detached dwellings.

Neighbouring amenity

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

Having regard to the scale, siting, and orientation of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

Under reference 12/01468/FULL6 a single storey rear extension was permitted which was deeper nearest the Western boundary, it is considered therefore that the principle of a single storey rear extension nearest this boundary with a depth of 3.5m would be acceptable to maintain an acceptable level of amenity and outlook.

The adjoining dwelling at number 135 benefits from a single storey rear extension and as such this would mitigate the harm of the proposed rear extension at number 137.

The side extension would match the existing eaves and pitch of the host dwelling and given that number 139 is sited significantly higher and further forward than number 137 it is considered that there would be little impact on this adjoining occupier.

Number 139 is set significantly higher than number 137 and as such there is unlikely to be any impact on this adjoining occupier as the main ridge of the dwelling would still be significantly lower than that of number 139.

Side Space

There is a side space of 1.3m from the dwelling to the side boundary however there is a covered walkway to the side, this would have a very similar appearance to the garage which sits upon the boundary at present and as such it is considered that the proposed layout would not cause any harm to the spatial standards of the area. It should also be noted that the application property sits significantly far back within the plot and is not highly visible from the main street.

Due to the position of number 139 at a much higher position in the road the side alleyway would not cause any unrelated terracing as the properties are set significantly apart as a result of the gradient of the road.

CIL

The Mayor of London's CIL is a material consideration. CIL is not payable on this application.

Conclusion

Having had regard to the above it is 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 nor impact detrimentally on the character of the area

Background papers referred to during production of this report comprise all correspondence on the files 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 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.