

SECTION '2' – Applications meriting special consideration

Application No : 17/05466/FULL6

Ward:
Petts Wood And Knoll

Address : 63 Great Thrift Petts Wood Orpington
BR5 1NF

OS Grid Ref: E: 544250 N: 168368

Applicant : Mrs Bozena Keller

Objections : YES

Description of Development:

Proposed part single and two storey rear/side extension.

Key designations:

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

Proposal

The proposed extension will form an L-shape, projecting 3.0m rearward, 2.8m sideward, and maintaining a minimum gap of approximately 1.5m to the SW flank boundary. A separation of approximately 3.2m will be maintained to the NE boundary abutting No 65. The first floor element will not project above the rear ground floor extension; it will incorporate a front dormer. Parking and access arrangements will remain unchanged.

Location and Key Constraints

The application site fronts the northern side of Great Thrift, approximately 50m to the north of its junction with Little Thrift, alongside the bend in the road. The site falls within the Petts Wood Area of Special Residential Character (ASRC), the characteristics of which are discussed in further detail below.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and the following representations were received prior to the receipt of the amended plans. These can be summarised as follows:

Objections

- Size of extension in comparison to original dwelling is excessive for this Area of Special Residential Character

- Depth of extension will lead to a tunnelling effect, overshadowing and loss of light to No 65
- Concern to effect of extension of wellbeing on holly and camellia trees
- Specialise advice/regulation in respect of concrete bomb shelter within the application site
- Two storey extension would excessively close the gap between Nos. 61 and 63, harmful to the characteristics of the ASRC, including its open and suburban aspect. One metre separation in this location is inadequate.
- Need to ensure greater side space is reflected in the strengthened Petts Wood ASRC statement
- Two storey extension would lead to loss of light to No 61
- Development would harm the design, rhythm and symmetry of the area
- Loss of privacy to Nos. 61 and 65
- Additional parking demand

Local Groups

The Petts Wood & District Residents' Association submitted the following objections prior to the receipt of the amended plans:

- One metre separation in this location is inadequate.
- Need to ensure greater side space is reflected in the strengthened Petts Wood ASRC statement
- Loss of open aspect will be a loss to public amenity
- Harm to neighbouring amenity
- Lack of garage provision could lead to unsafe on-street parking
- Provision of third gable window on front elevation out of sync with others
- Rear building line will be breached
- Excessive footprint

Any further comments received, following receipt of the revised plans on 21 February, will be reported verbally at the meeting.

Comments from Consultees

Not applicable

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

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 (add/delete as appropriate)

7.4 Local character

7.6 Architecture

Unitary Development Plan (add/delete as appropriate)

H8 Residential extensions

H9 Side space

H10 Areas of Special Residential Character

BE1 Design of new development

Draft Local Plan

6 Residential Extensions

8 Side Space

37 General Design of Development

44 Areas of Special Residential Character

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:

- **05/03757/FULL6** – Part one/ two storey side and rear and front dormer extension, together with additional pitched roof over existing front dormer and formation of vehicular access. Refused 19 December 2005 for the following reason:

“The proposed two storey side extension would, by reason of its forward and side projection appear cramped, obtrusive and out of character with the locally designated Area of Special Residential Character, contrary to Policies H.3, H.5 and H.6 of the adopted Unitary Development Plan and Policies H8, H10 and H11 of the second deposit draft Unitary Development Plan (September 2002).”

- **07/02152/FULL6** – Single storey side/rear extension and first floor front extension. Permitted 24 July 2007. Not implemented.

Considerations

The key considerations in this application concern the effect of the proposed development on the character and appearance of the host dwelling and the wider Petts Wood ASRC. Further considerations relate to the impact of the proposal on the amenities of neighbouring residential properties.

Site characteristics and ASRC context

The application site is occupied by one half of a pair of two-storey semi-detached houses characterised by their prominent gables which project forward of steep pitched roofs containing front dormers. Both houses are characterised by their use of white render, Tudor beams and traditional clay tiles. The adjoining semi at No 65 has been extended across both storeys to the side and rear. A wide separation is presently maintained between the flank elevation of the subject property and the flank boundary of the property (to No 61) which contributes to its verdant setting and the spatial characteristics of the area. Given its design and layout, the house maintains a distinct appearance and is considered to contribute positively to the streetscene and the character of the Petts Wood ASRC.

Great Thrift exhibits a number of characteristics which define the ASRC and which have remained in place since this part of Petts Wood was first established in the Inter-War period. The application dwelling forms part of a group of similarly designed houses along this section of Great Thrift. The wider street contains a variety of house designs in the form of detached or semi-detached properties, a number of which include period features; however, their set-back from the road and generous spacing to one another contributes to the cohesive character of the road. The Council has identified this road, together with a network of similarly distinctive residential roads in the vicinity, as an ASRC. The Unitary Development Plan - 'Appendix 1' describes the Petts Wood ASRC, designated by the Council in 1990, in the following terms:

"The original plans for Petts Wood date from the late 1920s and early 1930s. While the houses were built over a number of years, in a number of similar though varied styles, the road layout and plot sizes were established in an overall pattern. Today

the layout remains largely intact. Within the overall are the Conservation Areas of the Chenies and Chislehurst Road already stand out."

The ASRC designation was devised to protect identifiable areas from destruction of their environmental quality, created by excessive development pressures. The designation has been carried through to the current adopted Unitary Development Plan (July 2006). The Inspector reasoned that the ASRCs had been designated to ensure the well-established and identifiable characteristics of such areas are not threatened by unsuitable developments. It was considered to be right that the LBB should designate such areas and go on to identify in Appendix 1 of the UDP, the qualities that merited the designations. The ASRC designations have been further carried forward in the Council's current Draft Submission Local Plan. Appendix 10.6 of the Proposed Draft Submission Local Plan describes the ASRC in the following terms:

"The original plans for Petts Wood date from the late 1920s and the early 1930s. Whilst there have been some changes post war the prevailing design of the buildings is from the 1930s and remains largely intact. Some of the properties have been built by the distinguished designer Noel Rees who designed all of the building within the neighbouring Chenies Conservation area. Whilst houses were built over a number of years, in a number of similar though varied styles, the road layout and plot sizes were established in an overall pattern, following the garden suburb principle which largely remains intact today. The large plots which are spaciouly placed were originally designed following the garden suburb principle by developer Basil Scruby. The regularity of front building and rear building lines, the consistency in the front roof lines largely untouched by roof extensions or conversions and the symmetry between pairs and neighbouring pairs of houses are of importance in defining the character of the area. The Petts Wood ASRC has an open, suburban and semi-rural feel, predicated by low boundaries and visible front gardens set back from the road as well as the width of the separation between the houses which is of a particularly high standard. This allows many of the trees and greenery which prevail throughout the area to be seen from the street. Large rear gardens also provide the area with a high level of amenity. The plot sizes, the alignment of the houses to the Garden Suburb principle underline the character, rhythm, symmetry and spatial standards of the ASRC.

The separation between building and the rhythm and pattern of the houses adds to the special character. In many cases there is a much wider separation between houses than in other parts of the Borough which demands a higher degree of separation between buildings to maintain the special character, the openness and feel of the area. Where there are pairs of houses that complement the rhythm of the street scene there is also a prevailing symmetry between the houses. This symmetry can also be seen between neighbouring pairs. The plots are set out in such a way that the spacious character is one of a clear detached and semi-detached nature. The front roof lines also enhance the character of the area being largely untouched by roof extensions and conversions at the front.

This allows many of the trees and greenery which prevail throughout the area to be seen from the street scene. Large rear gardens often in excess of 120ft are a

feature of the ASRC and provide the area with a high level of amenity and contribute to nature conservation."

Relevant policies

Policy H10 of the adopted UDP advises that applications for development in the ASRCs will be required to respect and complement the established and individual qualities of the individual areas. This policy is supported by Appendix I of the UDP which sets out the criteria by which ASRCs have been designated:

- (i) There should be a sufficient number of properties to form an area of distinctive character. The area should be well established, readily identifiable and coherent.
- (ii) The majority of properties should generally have the same readily identifiable characteristics (e.g. high spatial standards, similar materials, well landscaped frontages).
- (iii) The boundary should be easily defined and defensible.
- (iv) The areas defined should be primarily residential in character.

Appendix I goes on to say that, when considering applications for new development in ASRCs, the Council, as well as applying the general housing policies in Chapter 4 of the UDP, will seek a number of development control guidelines for such areas, including the following:

- Developments likely to erode the individual quality and character of the ASRCs will be resisted. Reference will be made to the description of areas given below for a determination of individual quality and character.
- Residential density shall accord with that existing in the area.
- Spatial standards of new development (plot width, garden depth and plot ratio) shall accord with the general pattern in the area.
- The general height of existing buildings in the area shall not be exceeded.
- The space between a proposed two or more storey development and the side boundary of the site should accord with that prevailing in the area.
- Existing mature trees and landscaping shall be retained wherever possible.

Draft Policy 44 of the Emerging Local Plan relates to Areas of Special Residential Character. This advises that development proposed in areas designated as Areas of Special Residential Character (ASRCs) on the policies map will be required to respect, enhance and strengthen their special and distinctive qualities. It retains many of the existing criteria set out in Appendix I of the current UDP.

Since adopting its current Unitary Development Plan in 2006 the Council has sought to restrain development which would compromise the spatial standards of the ASRC or undermine the architectural integrity of host buildings. This approach has been consistently reflected in decisions which the Council has made, often relating to two storey or first floor development which has been considered to be at odds with the prevailing spatial/separation standards of the area, or which might compromise the architectural integrity of properties which are considered to contribute positively to local character. The Council has also sought to encourage greater standards of separation, particularly in respect of two (or more) storey

developments, and this has typically involved a separation of at least 1.5m between the development and the flank boundary of the property.

In addition to the above, Policy H9 of the UDP states that when considering applications for development comprising two or more storeys in height, where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This is considered necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas. This policy is carried forward in the Council's Draft Policy 8 of the Emerging Local Plan.

Assessment

Following receipt of amended plans received 21 February 2018, the scale of the proposed extension has been reduced, with the gap between the SW elevation of the proposed extension and the flank boundary of the property increased to a minimum 1.5m. In addition, the first floor side element will align with the existing first floor, whilst the ground floor rear extension has been reduced to a depth of 3.0m and a gap of 3.2m has been introduced between it and the boundary with No 65.

From a design and visual perspective, the proposed extension will align with the existing dwelling with a similar roof form and front dormer incorporated in the amended scheme. Whilst the appearance of the dwelling will be elongated, it is considered that the architectural integrity of the dwelling will be respected with the existing forward and gable projection of the dwelling maintaining its prominence. The 2.8m width of the two storey side projection is considered modest, having regard to the adjoining semi at No 65 which has been extended at the side. In respect of side space, the provision of a minimum side space separation of 1.5m will help to maintain much of the existing open aspect to the rear of the property, including views to existing trees which form the backdrop to the application dwelling. Taking account of the above characteristics, it is considered that subject to the use of sympathetic external materials, the form, scale and design of the extension will be respectful to the character and appearance of the Petts Wood ASRC.

Neighbouring amenity

Turning to residential 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. Again, having regard to the amended plans, it is considered that the revised scale, siting, separation distance, and orientation of the development would not result in a significant loss of amenity with particular regard to light, outlook, prospect and privacy. Of note, the separation distance to No 65 has been increased, thereby avoiding the risk of tunnelling and loss of light to that neighbouring property, whilst the reduction in the depth of the first floor element will reduce the dominance of the proposal from the side of No 61.

CIL

The Mayor of London's CIL is a material consideration. CIL is not payable on this application and the applicant has completed the relevant form.

as amended by documents received on 21.02.2018

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: To comply with Section 91, Town and Country Planning Act 1990.

- 2 A minimum side space of 1.5 metres shall be provided between the south-western flank wall of the extension hereby permitted and the flank boundary of the property.**

Reason: In order to comply with policies H9 and H10 of the Unitary Development Plan and in the interests of the visual amenities and spatial standards of this Area of Special Residential Character.

- 3 Details (including samples) 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

- 4 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.