

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

Application No : 17/05099/FULL6

Ward:
Penge And Cator

Address : 2 Wordsworth Road Penge London SE20
7JG

OS Grid Ref: E: 535603 N: 170425

Applicant : Mr Nigel Meggitt

Objections : NO

Description of Development:

Loft alterations to form habitable accommodation, incorporating dormer to south east and north west roof slopes together with installation of windows to existing gable.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 1

Proposal

It is proposed to construct roof extensions for additional habitable accommodation, incorporating a dormer which would straddle the central ridgeline, extending out from the south east and north west roof slopes of the host dwelling. The dormer would be set beneath a flat roof with a strip of glazing immediately below the flat roof to articulate the roof from the walls. The walls would be constructed of fibre cement panels.

The front elevation of the dormer would be set back from the front gable by approx. 3.4m, set behind a section of the existing ridgeline which would be formed from large glazed rooflights which would replace the existing roof tiles at the same height/profile as the existing roof at this point. The outer walls of the dormer would be set in from the eaves on either side of the roof. The south eastern elevation of the dormer would incorporate a door opening which would lead onto a roof level terrace which would be positioned in the valley between the main dual pitched roof and a subservient adjacent roof slope. The terrace would be enclosed by an obscure glazed balustrade.

Location and Key Constraints

The site is a detached two storey dwelling located within a residential location to the north-east of Wordsworth Road. There is a mix of house type within the immediate vicinity including two storey semi-detached and terraced housing, three-storey semi-detached and terraced housing and larger blocks of flat accommodation. The site itself has a long, soft landscaped frontage (with parking provision to the front section) and is well set back from the road and behind the building line of the adjacent semi-detached houses to the south-east and block of flats to the north-west. Mature trees form a backdrop to the house when viewed from Wordsworth Road behind which is a railway line.

Comments from Local Residents and Groups

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

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:

- o The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- o 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
- o 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 subject to an Examination in Public which commenced on 4th December 2017 and the Inspector's report is awaited. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

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
- 7.6 Architecture

Unitary Development Plan

- H8 Residential extensions
- BE1 Design of new development

Draft Local Plan

- 6 Residential Extensions
- 37 General Design of Development

Supplementary Planning Guidance

- SPG1 - General Design Principles
- SPG2 - Residential Design Guidance

Planning History

There is no planning history to report.

Considerations

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

- o Design
- o Neighbouring amenity

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.

Policy BE1 states that development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

Policy H8 advises that the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area; that space or gaps between buildings should be respected or maintained where these contribute to the character of the area; that dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area. It advises that extensions above the existing ridgeline will not normally be permitted.

This is an attractive dwelling with notable design details which add to its charm. It is set back from the predominant building line and is not immediately viewable within the wider street scene. The proposed roof extension is set a significant distance back from the front edge of the building and uses contrasting materials; the supporting design strategy refers to the sense of lightness of construction and creating the illusion of a floating plane above the roof.

This is a very unusual setting and it is for particularly careful consideration as to the design impacts of the proposal. The flat roof will sit slightly above the existing ridge and in line with the height of the existing finial. Policy requirements advise that extensions above the existing ridgeline are not normally permitted. However, in this particular instance and given the context and siting of the host dwelling and the roof articulation that will remain, this approach is not considered unacceptable. It may be considered that this particular scheme, building upon the uniqueness of its setting and drawing upon its current context, along with the contemporary design approach and careful use of materials including glazing renders the proposal acceptable on this occasion and in relation to this specific host property.

Internal alterations and the replacement of a ground floor window opening with door are noted but do not raise any planning concern given that the site is a single dwelling house.

Neighbouring amenity

Policies H8 and BE1 also require development to respect the residential amenities of adjoining properties and of future occupiers. The proposed fenestration and glazing arrangement is unconventional but on balance will adequately serve the amenity of the proposed bedroom.

It is often the case that a roof terrace brings opportunity for a level of activity and noise to be carried from where there is currently none. The impacts of this on neighbouring amenity need to be weighed carefully. On balance, given that the roof terrace will serve a bedroom within a single dwelling house, that the obscure glazed arrangement will safeguard against undue overlooking and that no neighbour objections have been received this may be considered acceptable.

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.

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

- 2 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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.

- 3 Before the development hereby permitted is first occupied the proposed obscure glazed balcony screening shall be obscure glazed to a minimum obscurity level 3 (using Pilkington reference) and shall subsequently be permanently maintained as such thereafter.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of neighbouring properties.

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 the interest of the visual amenities of the area and the appearance of the host building and to comply with Policy BE1 of the Unitary Development Plan.