

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

Application No : 18/03298/FULL6

Ward:
Petts Wood And Knoll

Address : 63 Towncourt Crescent Petts Wood
Orpington BR5 1PH

OS Grid Ref: E: 544609 N: 168155

Applicant : Mr & Mrs Collins

Description of Development:

Half hip to gable loft conversion to match adjoining property - with rear dormers and front roof lights and elevational alterations

Key designations:

Article 4 Direction Petts wood
Area of Special Residential Character
Smoke Control SCA 4

Proposal

The application seeks planning permission for roof alterations which include a half hip to gable end extension, a rear dormer with two gable end pitched roofs, window to flank elevation and two rooflights to the front roof slope.

Location and Key Constraints

The application site comprises a two storey semi-detached dwellinghouse located on the northern side of Towncourt Crescent, Petts Wood. The property is not listed and lies within an Area of Special Residential Character.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and no representations were received. Comments have been received from the applicant as a supporting statement which can be summarised as follows:

- The proposed development will match the attached neighbour and will create an identical clipped gable end making the two dwellings symmetrical.
- The Velux windows are modest and conservation style rooflights.
- The rear dormer has been designed to include two gables rather than a flat roof to be in keeping with the original property.

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 48 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 in the Framework.

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

H10 Areas of Special Residential Character

BE1 Design of new development

Draft Local Plan

6 Residential Extensions

37 General Design of Development

44 Areas of Special Residential Character

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

Planning History

15/04559/FULL6 - Single storey rear extension - Application Permitted.

Considerations

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

- Design
- Neighbouring amenity
- CIL

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.

Paragraph 124 of the NPPF (2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF (2018) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

The host dwelling falls within the Petts Wood Area of Special Residential Character. 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 area the Conservation Areas of the Chenies and Chislehurst Road already stand out.

The neighbouring property, No.61, obtained planning permission under reference 02/00145/FULL1 for a half hip to gable end extension. The proposed extension would result in a development of similar size and scale to that at No.61 which would effectively re-balance the pair of semis without causing further harm to the streetscene or the wider Area of Special Residential Character. The proposed roof extension would not raise the ridge height and would sit within the existing footprint of the property. The proposed rear dormer would sit below the main ridge line and would be set in from the eaves. Therefore it is considered that the proposed depth and height of the extension would be subservient to the main dwelling and would not overdevelop the site as a whole. The rear dormer would not be visible from the street and so will not harm the character of the area of the streetscene in general. There are examples of rooflights within the immediate area and it is considered that the proposed conservation style rooflights would not impact detrimentally on the streetscene or wider area. Insofar as possible the proposed materials will match those of the host dwelling which would be complementary and compatible with the application site, developments in the surrounding area and the objectives of the Area of Special Residential Character in which it is situated.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension would complement the host property and would not result in a detrimental impact upon the spatial standards and visual amenity of the area.

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.

The half hip to gable roof extension and rear dormer would sit within the footprint of the existing house. The dormer will contain two rear facing windows, one window to the flank elevation and two front rooflights. The windows which serve the stairway and shower room are proposed to be obscure glazed which can be secured by condition. The roof extension will create two bedrooms which, due to the elevated position, will result in a degree of additional overlooking through the introduction of the rear dormer window. The addition of the dormer is not considered to result in any significant loss of privacy to the adjacent properties above that which currently exists from the windows at first floor level. Furthermore, there is a significant distance to properties at the rear of the site. Taking into account the positioning and size of the rooflights it is not considered that there

would be any additional opportunities for overlooking than currently exist from the upper windows of the dwelling.

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

CIL

The Mayor of London's CIL is a material consideration. CIL is not payable on this application and the applicant has not 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: 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 Before the development hereby permitted is first occupied the proposed window in the flank elevation which serves the stairway and rear

dormer which serves the shower room shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan.