

**COUNCILLOR FAWTHROP'S COMMENTS IN REGARD TO ITEM 5 - 77 KINGSWAY, PETTS WOOD, ORPINGTON**

Mr Chairman

In addressing this application I wanted to share some of the background to The Petts Wood Area of Special Residential Character (ASRC). The description of which has been circulated to you on page 13 of the minutes dates 12<sup>th</sup> July in the agenda pack.

When the estate was laid out by the developer Basil Scruby, he planned out the roads, utilities and plot sizes imposing strict guidelines on materials to be used density and design to meet his vision of a high class suburb emulating the garden suburb movement and it is this heritage which the ASRC designation seeks to conserve for future generations.

It should be recognised that the applicant has made some welcome changes since the previously refused application 18/00478, namely removing the front roof lights and changes to the rearward design. In addition the side extension adjacent to no.79 has been set back. The question for the committee is whether this is enough to satisfy the previous grounds of refusal. The key element of concern is whether enough has been done to meet the description of the ASRC which deals with rhythm and pattern of an area and I quote.

“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. “ Just so members are clear this is not an Area of Mediocre Residential Character or an Area of Average Residential Character but an Area of Special Residential Character, where a greater degree of separation is required. Just so members are aware my dictionary definition of special is “distinguished from others in the same category especially because it is in some way superior, it is something that is held in particular esteem.”

So when judging applications in the Petts Wood ASRC there is a very high threshold that applies when considering whether to grant planning permission.

To highlight this point I am enclosing a couple of ASRC appeal decisions which I believe are pertinent to this application, as the inspectors have upheld the spatial standards and the importance of the view from the street scene. They are 1 Priory Avenue and 45 Princes Avenue, both of which have some bearing on this application.

In this instance the application narrows the field of view of the garden of number 77 and hems in the street scene giving a cramped appearance of the street scene. The removal of the garage also removes the symmetry between numbers 77 and 79 on the street scene. The over- hang of the eaves also reduces the side space to less than the minimum of 1M, but in this instance a higher degree of separation is expected, to protect the spacial character of the area.

In this particular instance the proposal does create a detrimental deterioration in the standards of design and separation that would be expected in the ASRC and thus not being in accord with the general character of the area.

Mr Chairman I therefore ask the committee to refusal this application on the grounds of policies H10, H7,H9 and BE1 as well as draft policies 8, 44 and 37 of the Draft Local Plan as the development by its bulk and size and appearance would have a detrimental impact upon character of the ASRC. It would also impact the appearance and rhythm of the street scene.