

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

Application No : 18/04720/FULL6

Ward:
Cray Valley West

Address : 18 Whitewebbs Way Orpington BR5 2TJ **Objections:** No

OS Grid Ref: E: 545873 N: 169778

Applicant : Mr Craig Nash

Description of Development:

Two storey side extension

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 17

Proposal

It is proposed to add a two storey extension to the side of this property which would provide a 0.9m separation to the eastern flank boundary. The extension would be set in line with the front and rear elevations of the dwelling, and it would have a pitched roof to match the existing.

No windows or doors are proposed in the flank elevation of the extension.

Location and Key Constraints

This semi-detached dwelling is located on the northern side of Whitewebbs Way, and lies adjacent to an open grassed area which fronts the road, and the rear boundary of No.16 Whitewebbs Way

The surrounding area is residential in nature and comprises a mixture of semi-detached and terraced housing.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

Support

- The proposals would enhance the quality of the build and appearance in the immediate vicinity

- No concerns are raised by occupiers of two properties opposite the site
- The property is considered suitable for a two storey side extension.

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.

The National Planning Policy Framework was published on 24th July 2018. According to paragraph 48 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) 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
- c) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF

The Council is preparing a Local Plan. The submission of the Draft Local Plan was subject to Hearings from 4th December 2017 and the Inspectors 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

H9 Side space

BE1 Design of new development

Draft Local Plan

6 Residential Extensions
8 Side Space
37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles
SPG2 - Residential Design Guidance

Planning History

There is no relevant planning history relating to the application site.

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. 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 H9 of the UDP requires a minimum 1m side space to be maintained to the flank boundary of a property for the full height and depth of the extension in order to prevent a cramped appearance and unrelated terracing from occurring.

The proposals would not comply with Policy H9 as the separation provided to the flank boundary would be only 0.9m rather than the required minimum of 1m. However, the dwelling is situated at the end of a row of semi-detached and terraced dwellings and does not lie immediately adjacent to another dwelling. The nearest dwelling at No.16 is located approximately 12m away to the north-east, and lies at an angle to the application property. In addition, the terrace of dwellings on the opposite side of Whitewebbs Way currently extends further to the east, and the addition of a two storey side extension at No.18 would not therefore appear cramped or detrimental to the spatial standards of the surrounding area.

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

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 proposed two storey extension would not extend to the front or rear of the existing dwelling, and it would be set some distance away from the nearest dwelling at No.16. No windows or doors are proposed in the flank elevation of the extension, and there would not therefore be any loss of outlook or privacy to neighbouring properties.

Having regard to the scale, siting, separation distance 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.

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 and spatial standards 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 of the Town and Country Planning Act 1990

- 2** 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 UDP and in the interests of visual and residential amenity.

- 3** The additional accommodation shall be used only by members of the household occupying the dwelling at 18 Whitewebbs Way, Orpington, and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and un-associated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

- 4** 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.

- 5** No windows or doors (other than those shown on the plans hereby approved) shall at any time be inserted in the eastern flank elevation of the extension hereby permitted.

Reason: In the interest of the amenities of the adjacent properties and to comply with Policy BE1 of the UDP.