

SECTION '2' – Applications meriting special consideration

Application No : 18/04671/FULL6

Ward:
Petts Wood And Knoll

Address : 44 Wood Ride Petts Wood Orpington
BR5 1PY

Objections: Yes

OS Grid Ref: E: 545068 N: 168052

Applicant : Mr & Mrs Foster

Description of Development:

Two storey rear extension and alterations to roof to form loft conversion with side and rear dormers. New rear patio and steps.

Key designations:

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

Proposal

Planning permission is sought for a two storey rear extension with alterations to the roof which includes an increase to the ridge by 1.2m height to form a loft conversion. A side and rear dormer are also proposed. A new patio and steps are proposed to the rear.

The two storey rear extension measures 9.4m in height x 8.4m in width x 2m in depth. The enlarged space will provide an enlarged dining/kitchen on the ground floor, a new bathroom and enlarge two of the existing bedrooms at first floor and a new bedroom will be added to the second floor with an en-suite.

A revised drawing was received from the agent on 6th November 2018 which showed the window in the side dormer to be obscure glazed.

Location and Key Constraints

The application site lies on the northern side of Wood Ride, Petts Wood and comprises a detached property which lies in the Petts Wood Area of Special Residential Character. The surrounding area is wholly residential.

There are restrictions upon 'permitted development' rights at the property due to the adopted Article 4 Direction that covers the Petts Wood Area of Special Residential Character. The Article 4 Direction specifically relates to alterations and additions to the front elevation and states in effect that any alteration or addition to any front roofslope (that facing the public highway) that is currently permitted by Class B or Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) would require planning permission.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and one letter of representation can be outlined as follows:-

- o The plans do not correctly reflect the impact this will have on our privacy and light.

- o The roof and block plans are not accurate and do not adequately show the size of the extension in relation to our house. We have a full glass side to our single storey extension with the purpose of letting in much needed light especially during the winter months as the garden is not south facing.
- o An extension of 2m and an increase in the height overall / rear dormer will block light to 75% of this room. We also benefit from light between the houses but the new dormer will block this and overlook our private patio area which we use as an outdoor living area all year round and have full view into our main living area.
- o A side dormer is not in keeping with other properties in this area.
- o We strongly object to the proposed plans.

Consultee comments

None required.

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 makers 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

H10 Area 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

There is no planning history associated with the site.

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 7.4 of the London Plan seeks that buildings should provide a high quality design that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and contributes positively to the character of the area. Consistent with this the National Planning Policy Framework (NPPF) states that new development should reflect the identity of local surroundings and add to the overall quality of the area.

Policies H8, BE1 and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.

Policy H9 of the Unitary Development Plan (UDP) seeks to prevent a cramped overdevelopment of a site which can lead to unrelated terracing and to safeguard the amenities of the neighbouring properties. It requires any extensions of two or more storeys to have a minimum of 1m side space for the full height and length of an extension, in order to prevent a cramped appearance. In certain areas where high spatial standards exist currently, a greater level of side space is expected such as in an ASRC.

The property is located within the Petts Wood Area of Special Residential Character. Policy H10 states that development in Areas of Special Residential Character (ASRC) would be required to respect and complement the established and individual qualities of the individual areas. The Petts Wood ASRC states that 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.

Appendix 10.6 of the Draft Local Plan states the area includes circa 1500 dwellings within detached and semi-detached properties on circa 112 ha of land. It is bounded by the railway to the north, Chislehurst Road Conservation Area to the north east, tree preservation orders and the railway to the north west and the west (excluding Urban Open Space, properties within Petts Wood Station Square Conservation area and other areas which include retail and car parking uses), part of St John's Road to the south west, the Chenies Conservation Area and residential areas considered to be of distinct character and/or standard to the south and west of Crofton Lane and east of Grosvenor Road.

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.

Supplementary Planning Guidance indicates the importance of retaining the architectural integrity of the host dwelling, with extensions being required to respect the buildings composition, especially the roof and rhythm of form. A hipped style of roof will be maintained to the main roofslope.

The main increase in bulk, scale and mass to the property is to the roof (with an increase in the ridge height and addition of a side dormer) and to the rear with a two storey rear extension which includes a rear dormer with Juliet balcony. The ridge height of the property would be increased by 1.2m. The side dormer would be set within the centre of the roof slope and measure 2.7m in height x 2.7m in width x 1.3m in depth with an obscured glazed window. The two storey rear extension measures 8.5m in height x 8.3m in width x 2m in depth. The rear dormer will measure 2.5m in height x 8.3m in width x 2m in depth.

Wood Ride contains a mixture of different property types and styles. No.44 sits between No. 46 to the west and No.42 to the east, both neighbouring properties differ in their architectural styles, including their respective heights. As the submitted street scene elevational drawing shows No.44 is more akin in height and design to No.42. No. 46 forms one half of a pair of semi-detached properties and is higher than No.44 by 1.9m.

In the above context it is not considered that the proposal would be out of character with the streetscene given the differing heights and architectural styles of all the houses along the road. In the context of the two immediate neighbours either side of No.44, the proposed increase in ridge height will result in a stepping down in height from No.46, to 42 which is considered acceptable given the modest increase in height proposed.

As can be seen from the Officer's site photographs dormers are present on some of the properties located in the road so the proposed side dormer to No.44 would not look out of keeping. The proposed dimensions of the dormer are modest.

The two storey rear extension will add bulk to the rear of the property extending 2m further into the applicant's garden. The extension would not extend for the full width of the extension and on balance the additional development is considered an acceptable addition to the property without being considered an overdevelopment of the plot.

The two storey rear extension will result in the existing patio area being built upon and the applicants are proposing a new patio area with decking leading down into the garden. Having regard to the form, scale, siting and materials it is considered that the raised decking area complements the host property and would not appear out of character with surrounding development or the area generally. With the two storey extension being located to the rear of the property it is not considered to it would have an impact on the character, rhythm, symmetry and spatial standards of the ASRC. Sufficient space would be left to either being left to either boundary and the property would maintain its large rear garden which is a principle of the ASRC guidance.

The proposed extensions would be of a design which would complement and be sympathetic to the host dwelling, being well-considered in terms of the relationship between existing and proposed development. The materials used for the external surfaces of the extension would match the host dwelling.

The proposal is considered to comply with policies BE1, H8 and H10.

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 changes to the property will primarily impact the neighbour at No.42. Revised drawings were received from the agent following objections from the neighbour. The side dormer window is now shown to be obscure glazed to avoid any overlooking or a loss of privacy to No.42.

The two storey rear extension will add additional bulk, scale and mass to the rear of the property. The extension will be located 1m away from the boundary with No.42 and this will be visible from the neighbours rear garden but at an oblique angle. The neighbours have an existing single storey rear extension which is set in 3.5m from the shared boundary. On balance the rear extension is considered an acceptable addition to the property and not considered to unduly affect the neighbouring amenity of No.42.

The elevated decking area at the rear of the newly built extension could result in an increased chance of overlooking and privacy, however due to the modest depth and height of the patio and the capacity to provide a means of screening the Council considers that a boundary screening condition could be added to any grant of planning permission to protect the privacy between No.44 and No.42.

The proposed side and rear dormer windows would result in additional bulk to the roof of the property. The side dormer is now shown to be obscure glazed as this overlooks No.42 following a revised drawing received from the agent. The proposed rear dormer and juliet balcony is not considered to cause any increased overlooking than the existing first floor windows.

Having regard to the scale and siting, 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 Area of Special Residential Character.

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.

as amended by documents received on 06.11.2018

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 of the Town and Country Planning Act 1990

- 2 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 37 of the Bromley Local 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 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

- 4 Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by the Local Planning Authority shall be erected in such positions along the shared boundary with No.42 Wood Ride as shall be approved and shall be permanently retained thereafter.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the visual amenity and the amenities of adjacent properties.