

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

Application No : 19/00426/FULL6

Ward:
Petts Wood And Knoll

Address : 61 Towncourt Crescent Petts Wood
Orpington BR5 1PH

Objections: No

OS Grid Ref: E: 544604 N: 168151

Applicant : Mr And Mrs Marina Shaw

Description of Development:

Alterations to existing loft conversion to form rear dormer and 2 front rooflights.

Key designations:

Article 4 Direction
Area of Special Residential Character
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
Smoke Control SCA 4

Proposal

Planning permission is sought for erection of upper floor dormer window to rear roof slope and two roof light windows to front roof slope.

This proposal differs from the previously approved scheme 18/04807/FULL6 as it would include two front roof light windows to the front roof slope instead of the single roof light window in the approved scheme.

Location and Key Constraints

The application site is No. 61 Towncourt Crescent; a semi-detached two storey dwellinghouse located the northern side of Towncourt Crescent, Petts Wood, close to the junction with Hazelmere Road. The land slope downwards towards the rear and the boundaries are marked by fencing and trees and vegetation. The dwelling has a single storey rear extension and a rear dormer window and roof light windows. The dwelling is not listed and it does not lie within a Conservation Area, however it lies within the Petts Wood Area of Special Residential Character and it is subject to an Article 4 Direction which restricts the "permitted development" rights under Class B and Class C of the GPDO. The area is residential in nature, characterised mainly by detached and semidetached two storey inter-war and post-war dwellings; many in a mock Tudor style, in relatively spacious and regularly sized, shaped and laid out plots. Many of the dwellings in the street have been altered and extended; including some with front facing roof light windows. Of those

with front facing roof light windows at least 12 appear to have more than one front facing roof light window; spread throughout the length of the road.

Comments from Local Residents and Groups

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

Comments from Consultees

No comments requested or 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.

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 development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (January 2019). Since the previous decision 18/04807/FULL6 the Bromley Unitary Development Plan (2006) has been replaced by the Bromley Local Plan (2019). Notwithstanding this the previous scheme was determined in relation to both the former UDP Policies and the now formally adopted Bromley Local Plan Policies and therefore the Development Plan Policies remain consistent. The NPPF does not change the legal status of the development plan.

The application shall be determined in accordance with the following policies:

London Plan Policies

7.4 Local character

7.6 Architecture

Bromley Local Plan Policies

6 Residential Extensions

8 Side Space

30 Parking

37 General Design of Development

44 Areas of Special Residential Character

73 Development and Trees

Supplementary Planning Guidance

SPG1 – General Design Principles

SPG2 – Residential Design Guidance

Planning History

The relevant planning history relating to the application site is summarised as follows:

02/00145/FULL1 – Erection of half hip roof extension was approved on 28 February 2002 and this has been implemented.

18/04114/PLUD – Erection of rear dormer window and front roof light windows was withdrawn and did not receive a formal decision.

18/04807/FULL6 – Erection of alterations to existing loft conversion to form rear dormer with front roof light window was approved on 18 December 2018. It does not appear to have been implemented however it remains an extant permission which could be implemented and therefore it is a material planning consideration to which appropriate weight will be attributed.

63 Towncourt Crescent

18/03298/FULL6 – Erection of half hip to gable roof extension with rear dormer window and front roof light window was approved on 28 September 2018. It does not appear to have been implemented however it remains an extant permission which could be implemented and therefore it is a material planning consideration to which appropriate weight will be attributed.

Considerations

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

- Resubmission
- Principle and location of development
- Design and landscaping

- Residential amenity
- Highways
- CIL

Resubmission

The proposal follows the earlier permission 18/04807/FULL6. The current proposal seeks to include an additional front facing roof light window (totalling two).

As mentioned above the Bromley Unitary Development Plan 2006 has been replaced by the Bromley Local Plan 2019, however the previous proposal was considered in relation to policies in the Draft Local Plan which have now been formally adopted and therefore there is no material difference in the Development Plan existing between the previous application and the current application. The current proposal will be assessed on its own merits.

Principle and location of development

The site lies within an urban/suburban area where there is no objection in principle to new residential extensions/alterations subject to an assessment of the impact of the proposal on the appearance/character of the building, the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications. Furthermore there was no objection to the overall principle of the proposed house extension(s) and alterations in the previous proposal.

Design and landscaping

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 Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

According to the Bromley Local Plan the Petts Wood ASRC 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.

The proposed dormer window would be viewed in relation to the other additions at the dwelling and whilst the combined additions would be relatively substantial in size the resulting effect would remain subservient in size, scale and mass to the existing dwelling and its roof formation. As such it would not appear overdeveloped, cramped or dominant. The proposed design would complement the existing form, design and materials of the existing main roof formation and existing dormer window. The proposed dormer window would be positioned to the rear and although it may be glimpsed from the street it would be a relatively oblique view and would not appear unduly prominent from this position. The proposed front roof light windows would not appear excessive in number or size and they would not dominate the roof slope. They are also specified to be a "conservation roof light" with a limited projection outwards from the roof plane. As such the proposed roof light windows would not appear unduly prominent or overbearing in this respect. As mentioned above there are other properties in Towncourt Crescent with front roof

light windows including some with more than one. As such the current proposal would not conflict with or detract nature of the dwelling design and Area of Special Residential Character in the wider context of Towncourt Crescent.

The overall proposal would also respect and the approved scheme at the adjoining property No. 63 18/03298/FULL6.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension(s) would complement the host property and would not appear out of keeping with surrounding development or the area generally within the Area of Special Residential Character in this part of Petts Wood.

Residential amenity

Policies 6 and 37 of the Bromley Local Plan seek 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 proposal would be sufficiently well separated from the neighbouring properties, combined with its scale and mass, that it would not have a significantly harmful impact on the amenities of the neighbouring properties by reason of overshadowing or overbearing effect. Having regard to the scale, siting, separation distance, orientation, existing boundary treatment of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise. The main outlook of the extensions would continue to be to the front and rear of the dwelling. There may be some additional overlooking however this would not be significantly more harmful over and above that which may already exist from the existing first floor of the dwelling and indeed a certain degree of overlooking is inevitable and to be expected in an urban/suburban residential area. Nonetheless it would be prudent to require obscure glazing and to restrict the insertion of further upper floor side flank windows/roof light windows in the interest of preserving neighbouring privacy amenities. Subject to the imposition conditions regarding the insertion of window(s) it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise.

Highways

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

London Plan and Bromley Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and Bromley Local Plan should be used as a basis for assessment.

According to the submitted drawings proposal would not increase the number of bedrooms in the dwelling and therefore the potential household size and level of car ownership. Furthermore, there is a detached garage and further off-street parking spaces on the forecourt of the dwelling and as such this proposal would not directly lead to additional on street parking.

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 including the Petts Wood 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.

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 the interests of visual and residential amenity and in order to comply with Policy 37 of the Bromley Local Plan.

- 3** 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 the interest of the appearance of the building and the visual amenities of the area and in order to comply with Policy 37 of the Bromley Local Plan.
- 4** No windows or doors shall at any time be inserted in the upper floor north east and south west side facing roof slopes of the extensions hereby permitted unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interest of the amenities of the adjacent properties and in order to comply with Policies 6 and 37 of the Bromley Local Plan.

You are further informed that:

- 1** The applicant is reminded of their requirements and responsibilities according to The Party Wall etc. Act 1996. Further details can be found at the following address:
https://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/16