

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

Application No : 19/00398/FULL6

Ward:
**Chelsfield And Pratts
Bottom**

Address : 239 Repton Road Orpington BR6 9JD

Objections: No

OS Grid Ref: E: 546855 N: 164366

Applicant : Mrs Claire Spiteri

Description of Development:

Single storey rear extension.

Key designations:

Smoke Control SCA 29

Proposal

Permission is sought for a single storey rear extension that is 4.5m deep and 4.7m wide. It will have a flat roof that is 2.5m high.

Location and Key Constraints

The application site is a two storey mid terraced property located on the northern side of Repton Road

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and no representations were 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 24 July 2018 and updated on 19 February 2019.

The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 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

Bromley Local Plan

6 Residential Extensions

37 General Design of Development

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

Planning History

There is no planning history on this site.

Considerations

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

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

Policies 6 and 37 of the Bromley Local Plan (BLP) 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.

The proposed single storey rear extension will be 4.5m deep and 4.7m wide. It will have a flat roof that is 2.5m high and will contain one roof light. It will be set in 0.3m from the north-western flank boundary and 1m from the south-eastern flank boundary.

The proposed extension is located at the rear of the property, as such will not be visible from the street. The size and design is considered in keeping with the host property, with materials indicated to match the existing property.

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 character with surrounding development or the area generally.

Neighbouring amenity

Policy 37 of the BLP 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.

With regards to the adjoining property to the south-east, No.241, there are existing outbuildings located along this shared boundary. Furthermore it was noted on site that this adjoining property has an existing conservatory. The submitted plans indicate the proposal will be set in 1m from the flank. It is therefore considered that the proposal will not impact significantly on the amenities of this adjoining property.

With regards to the adjoining property to the north-west, No.237, the proposed extension will be set in 0.3m from the north-western flank boundary and the flat roof will have a modest height of 2.5m. It was noted on site that No.237 has an existing roof canopy projection and the shared boundary currently consists of a high fence. It is therefore considered that the proposed extension will not impact significantly on the amenities of this adjoining property with regards to loss of light, outlook and visual amenities.

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.

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 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, 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 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 interest of the visual and residential amenities of the area.