

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

Application No : 19/00796/FULL6

Ward:
Petts Wood And Knoll

Address : 53 St John's Road Petts Wood BR5 1HT **Objections:** Yes

OS Grid Ref: E: 544893 N: 167202

Applicant : Mr Gary Stewart

Description of Development:

(Demolition of garage and rear dormer window. Erection of single storey rear extension and two storey side extension incorporating porch, dormer windows and integral garage, and replacement hard surfacing to front. (Amended plans and description).

Key designations:

Adj Area of Special Res. Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 4

Proposal

The proposal is for demolition of the existing detached garage and erection of part two storey side and single storey rear extensions incorporating dormer windows and replacement hard surfacing.

The proposal has been amended since its initial submission; amending the front roof profile and introducing front dormer windows and retaining the front gable end feature, and the glazing to the side and rear windows.

Location and Key Constraints

The site is No. 53 St John's Road, Petts Wood, Orpington, a semidetached mid-20th century dwelling located on the southern side of the highway close to the junction with St George's Road. The land is predominantly level throughout with boundaries marked by approximately 1.8m high close boarded fencing. The site abuts a pedestrian footpath to the rear leading to Eastbury Road. There is an existing detached double garage to the side of the dwelling and forecourt parking in front. The area is residential in nature characterised by a mixture of detached and semidetached two storey dwellings of varying designs; most with relatively regular sized and shaped plots with the exception of those at corner plots. The site does not lie within a Conservation Area. The site lies opposite but not within the Petts Wood Area of Special Residential Character.

Comments from Local Residents and Groups

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

Objections

- The proposed dormer window (bedroom) would overlook the neighbouring property; dwelling and private amenity space,
- Obscure glazing would not appear to be appropriate or practical for a bedroom. Therefore the proposed window/bedroom should be re-positioned,
- Obscure glazing may also be changed to clear glazing in the future.

Comments from Consultees

Highways: The proposal would provide a replacement garage measuring approximately 5m x 3.6m and the frontage would provide 2 parking spaces, this would be in accordance with the Council's adopted car parking standards and therefore there would be no objection subject to relevant conditions requiring parking to be provided in accordance with the approved details and requiring appropriate surface water drainage details to avoid surface water run-off and flooding of the highway.

Planning History

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

55 St John's Road (adjoining neighbouring property)

19/00910/FULL6 - Demolition of detached garage and erection of single storey side and rear extension was approved on 17 April 2019. This has not been implemented however it remains an extant permission which could be implemented and appropriate weight will be attributed to this.

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 development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (January 2019). 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

6 Residential Extensions

8 Side Space

30 Parking

37 General Design of Development

73 Development and Trees

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

Considerations

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

- Principle and location of development
- Design and landscaping
- Standard of residential accommodation and neighbouring amenity
- Highways
- CIL

Principle and location of development

The site lies within an urban area and built up residential area where there is no objection in principle to new residential extensions 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 and the heritage impacts.

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.

The proposed extension(s) would be cumulatively substantial in size; however they would remain subservient in footprint, height and overall size and scale to the existing dwelling. Indeed much of the proposed extension would replace/replicate the form of the existing detached double garage and as such the majority of the proposed development would comprise the first floor element. Furthermore, the proposed (amended) design would effectively elongate the existing shape, form and mass of the building sideways towards the south eastern boundary of the site, replicating both the "cat-slide" roof at the front and the two storey design at the rear. It would also retain the existing central gable ended feature of the building and would introduce proportionately sized gable ended dormer windows into the existing and proposed front and rear roof slopes. For these reasons the size and scale and the design of the proposed addition would not overpower the existing building or dominate the site. It would not lead to an overdevelopment of the plot and it would retain sufficient space to the site boundaries that it would not lead to a cramped appearance. It is also note that the site abuts the electricity substation which is only single storey in height and surrounded by close boarded fencing however even without this neighbouring feature the proposed extension(s) would be sufficiently well separated from the neighbouring properties and buildings that it would not lead to terracing effect that would otherwise be harmful within the street scene. The proposed single storey extension would also be sufficiently subservient in size and scale individually and cumulatively that it would not overdevelop the site or overpower the dwelling.

As mentioned, the design and the external materials, particularly of the proposed side extension, would also be in keeping with the existing building. The proposed single storey extension would be less prominent within the public realm, although it would be visible from the public footpath along the rear (southern) boundary; however it would not detract from the character and appearance of the dwelling and its setting.

The adjoining neighbouring dwelling No. 55 has less space to its opposite side and it is unlikely to be extended in a similar manner to No. 53 (although it has recently been granted permission for a single storey side and rear extension) and therefore the currently proposed side extension at No. 53 would technically reduce the symmetry seen in the existing pair of dwellings together. Nonetheless, the proposal would strongly reflect and respect the host dwelling and the marginal lack of resulting symmetry would not be so significantly harmful to the appearance of the pair of dwellings within the street scene that this would warrant refusal of planning permission in design and character terms.

The proposal would not appear to directly impact trees or landscaping within the site or in the wider locality. Given the scale of the development it is not considered

to have an adverse effect on the wider locality and street scene it would not be necessary in this instance to require additional new planting specifically to enhance this particular development.

For these reasons; having regard to the form, scale, siting and proposed materials it is considered that the proposed extension and outbuilding would complement the host property and would not appear out of character with surrounding development or the area generally.

Standard of residential accommodation and Neighbouring 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 proposed side extension would be visible from neighbouring properties however it would be sufficiently well separated from them, coupled with its size and scale, that it would not have a significantly harmful impact on the amenities of the neighbouring properties by reason of overshadowing or overbearing effect. The proposed single storey rear extension would be relatively modest in size; rearward projection, height and mass. It would also be read in context to the recently approved single storey rear extension at No. 55 (19/00910/FULL6). However even in isolation, for instance if the neighbouring extension is not constructed, the currently proposed single storey extension at No. 55 would not have a significant additional impact on the neighbouring amenities by reason of overshadowing or overbearing effect.

The main outlook from the proposed extension(s) would continue to be to the front and rear. Any overlooking from the ground floor elements would not be significantly more harmful than any existing ground floor overlooking. The upper floor front facing dormer windows would broadly replicate the existing arrangement and furthermore they would mainly overlook the street and the public realm which would not be significantly more harmful than existing. The upper floor rear dormer windows would serve bedrooms and the family bathroom. The dormer serving the bedroom adjacent to the boundary with No. 55 would effectively replicate the existing rear dormer window serving the same function in a broadly similar position on the roof slope. The other rear facing dormer windows would serve the main/family bathroom and a secondary window to the other rear bedroom. These dormer windows could therefore be fitted with obscure glazing and restricted opening in order to preserve the privacy amenities of the immediately neighbouring property(ies), without having an unacceptable impact on the living conditions of the occupants of those proposed rooms. The east facing side flank bedroom window would form the primary window to that room and would provide an appropriate level of outlook in context to the obscure glazed dormer window. It would effectively replicate the east facing side flank window in the existing dwelling and although it would be positioned slightly closer to the east boundary and the neighbouring property No. 51 it would not be in direct alignment with that property and it would continue to be sufficiently well separated from it. For these reasons

and subject to appropriate conditions to manage the glazing in the extension there would be no significantly more harmful additional overlooking.

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.

The demolition of the existing detached double garage and the replacement with a single integral garage would remove one existing on-site parking space however according to site observations there would appear to remain sufficient space on the forecourt for vehicle parking without necessarily directly leading to additional harmful on-street parking. There is no objection subject to appropriate conditions to ensure the approved parking is implemented and retained and to manage any surface run-off on to the highway.

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 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 interest of the appearance of the building and the visual amenities of the area and in order to comply with Policies 6 and 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 Policies 6 and 37 of the Bromley Local Plan.

4 No windows or doors (other than those shown on the plans hereby approved) shall at any time be inserted in the upper floor south west side flank and south west rear elevations and/or roof slopes of the extension hereby permitted.

Reason: In the interest of the amenities of the adjacent properties and to comply with Policy 37 of the Bromley Local Plan.

5 Before the development hereby permitted is first occupied the proposed dormer window(s) in the south west rear roof slope serving the main bathroom and the bedroom over the utility room and the shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies 6 and 37 of the Bromley Local Plan.

6 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the details as set out in this planning permission and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: To avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety, and in order to comply with Policy 30 of the Bromley Local Plan.

7 Surface water from private land shall not discharge on to the highway.

(a) Prior to the commencement of above ground works details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority.

(b) Before any part of the development hereby permitted is first occupied, the drainage system shall be completed in accordance with the details approved under Part (b) and shall be retained permanently thereafter.

Reason: To ensure satisfactory implementation of the surface water drainage proposals can be secured before additional pressure is placed on existing arrangements and to accord with to London Plan Policy 5.13 Sustainable Drainage and Policies 115, 116 and 117 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**