

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

Application No : 19/02246/FULL6

Ward:
Cray Valley West

Address : 17 Sefton Road Petts Wood Orpington
BR5 1RG

Objections: No

OS Grid Ref: E: 545589 N: 168094

Applicant : Mr & Mrs Woodgate

Description of Development:

Proposed first floor side / rear extension with internal alterations

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 9

Proposal

The application seeks permission for a first floor side/rear extension with internal alterations.

The proposed extension would be set back 3.2m from the front of the existing dwelling, behind the existing catslide roof, where it would project approx. 7.75m in depth and 2.686m in width. The extension would have a pitched roof with a ridge height of 7.9m, which lowers to a height of 6.8m towards the rear, and an eaves height of approx. 5.6m.

Location and Key Constraints

The application site hosts a two storey detached dwelling located on the western side of Sefton 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 fails to be determined in accordance with the following policies:

London Plan Policies

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

Bromley Local Plan

- 6 Residential Extensions
- 8 Side Space
- 37 General Design of Development
- 42 Development adjacent to a Conservation Area

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;

- 04/04251/FULL6 - Single storey side and rear extension - Permitted 22.12.2004

Considerations

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

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

The proposed extension would be set back from the front elevation of the dwelling by 3.1m, sited behind the existing catslide roof which would be retained. The ridge height would be lower than the main dwelling, and the proposed materials would consist of render and roof tiles to match the existing dwelling. The proposed extension is therefore considered to have a subservient appearance to the main dwelling that would not result in any significant harm to its character and appearance.

Policy 8 normally requires a 1m separation to the flank boundary to be provided for extensions of two or more storeys. The proposed first floor extension would not result in the dwelling projecting closer to the adjacent dwelling, though it would be sited above an existing single storey side element which is set 0.8m from the flank boundary of the site. The extension would therefore not provide the normal 1m side space expected. However its design is set back significantly from the front of the property and lower in height than the main dwelling resulting in a subservient appearance that would lessen its impact upon the spatial standards of the area and prevent the appearance of unrelated terracing when viewed from the street. It is therefore considered on balance that the development would not conflict with the aims of Policy 8 and would not harm the character of the area.

The rear boundary of the application site lies adjacent to the Chislehurst Road, Petts Wood Conservation Area. Given the separation distance from the main dwelling and that the site would not be highly visible from the Conservation Area itself, the development would not impact upon the Conservation Area and its character would be preserved.

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 Bromley Local Plan 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 first floor extension would project 2m to the rear of the existing dwelling, though would be set approx. 7.7m from the flank boundary shared with No.19. Given the separation distance to this neighbour it is not considered that the development would result in any detrimental impact to the amenities of No.17.

With regards to the impact on No.15, the extension would result in the dwelling project 2.5m closer at first floor level, and 2m further to the rear. The rearward projection would be modest and would not extend beyond the rear of No.15. The roof of the extension would be lower than the ridge height of the main dwelling and the roof would pitch away from the boundary to partially mitigate the impact. The orientation of the sites are such that the extension would not significant impact upon light to this neighbour, and given its design and separation distance it is not considered that the extension would not result in an unacceptable level of harm to the outlook of this neighbour.

The flank wall of the proposed extension would be blank aside from one window serving a landing. Subject to a condition to ensure that this window is obscure glazed it is not considered that the extension would result in any unacceptable harm to the privacy of the 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 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 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

- 3 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.

- 4 Before the development hereby permitted is first occupied the proposed window(s) in the first flank elevation 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