

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

Application No : 19/04173/FULL6

Ward:
Petts Wood And Knoll

Address : 13 Tudor Way Petts Wood Orpington BR5 1LH **Objections: No**

OS Grid Ref: E: 544674 N: 167481

Applicant : Mr Tom McCullagh

Description of Development:

Proposed loft conversion with half hip to gable extension, rear dormer and one front facing rooflight.

Key designations:

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

Proposal

Permission is sought for a loft conversion with half-hip to gable extension, rear dormer and one front roof light.

This application has been "called in" by a Ward Councillor.

Location and Key Constraints

The application site is a two storey semi-detached property located on the north-western side of Tudor way. The site is located within the Petts Wood Area of Special Residential Character (ASRC)

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 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
- 44 Areas of Special Residential Character

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

- 97/01302/FUL - Single storey side extension with covered porch at front - Permitted 09.07.1997
- 19/01897/FULL6 - Demolition of existing conservatory and erection of ground floor rear extension - Permitted 24.06.2019
- 19/01896/FULL6 - Proposed hip to gable loft conversion with rear dormer and one front facing rooflight - Refused 24.06.2019

Considerations

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

- Resubmission
- Design
- Neighbouring amenity

Resubmission

The site has been subject to a recent refusal under planning ref. 19/01896/FULL6 for a 'Proposed hip to gable loft conversion with rear dormer and one front facing rooflight'. The reason for refusal was as follows:

1. The proposal by reason of the alterations to the main roof design would be detrimental to the symmetrical appearance of this pair of semi-detached houses and to the street scene generally, causing harm to the Petts Wood Area of Special Residential Character contrary to Policies 6, 37 and 44 of the Bromley Local Plan 2019.

The current application is for a loft conversion however the proposal has been reduced to a 'half-hip' extension. As a result the width of the rear dormer has also been reduced.

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 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.

An Article 4 direction has been put in place to prevent any changes to the front roof slopes of properties in this area and as such planning permission is required for the development.

The site is located within the Petts Wood Area of Special Residential Character (ASRC). The ASRC description within the Bromley Local Plan (appendix 10.6) is as follows:

"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 carparking 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."

From visiting the site it was noted that a number of properties in this road have been subject to roof alterations, including:

- 5 Tudor Way - A full hip to gable extension, rear dormer and three front roof lights (2015) - no planning history
- 7 Tudor Way - Side and rear dormers and one front roof light (1994) - no planning history
- 9 Tudor Way - A full hip to gable extension, rear dormer and three front rooflights (2017). - permitted under planning ref. 17/00903/FULL6
- 11 Tudor Way - A full hip to gable extension, rear dormer and three front rooflights (2013) - no planning history

- 25 Tudor Way - side/rear dormers and two front roof lights - Permitted development approved under ref.11/03678/PLUD

The proposed hip to gable roof extension will be highly visible within the street scene. The property forms one half of a pair of semi-detached properties. The adjoining property, No.15, has not been subject to a roof extension therefore still retains a hipped roof that matches the roof pitch of the existing property. The proposed development would be subservient to the main dwelling and will not overdevelop the site as a whole. It is recognised that the proposed alterations will, to an extent, lead to an unbalancing of the pair of semi-detached properties. However, because of the half hip design and modest increase in bulk, it is not considered that this would have a detrimental impact on the host dwelling or the surrounding ASRC. Insofar as possible the proposed materials will match those of the existing dwelling so that the addition is complementary and compatible with the application site and developments in the surrounding area.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension would complement the host property and would not appear out of character with surrounding development or the Petts Wood ASRC.

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.

The main concern in regards to neighbouring amenity as a result of a loft conversion is the rear dormer, whilst dormers in some locations can increase overlooking to an unacceptable level it is considered that the addition of a dormer to the rear of number 13 would not create any loss of privacy over and above what would normally be expected in a residential setting such as this.

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.

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.