

Committee Date	21.01.2021	
Address	10 Silverdale Road Petts Wood Orpington BR5 1NJ	
Application Number	20/04071/FULL6	Officer - Nicholas Trower
Ward	Petts Wood And Knoll	
Proposal	Demolition of existing garage and construction of a single storey side/rear extension and part front garage extension with new pitched roof to form front porch canopy. Alterations to existing patio with new access steps and retaining wall	
Applicant	Agent	
Mr & Mrs Scutts	Mr Jon Bale	
10 Silverdale Road Petts Wood Orpington BR5 1NJ	3 Rice Parade Fairway Petts Wood BR5 1EQ	
Reason for referral to committee	Councillor call in	
	Call-In	Yes

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Area of Special Residential Character Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 4</p>

Land use Details		
	Use Class or Use description	Floor space (GIA SQM)

Existing	C3	114.74 (including garage)
Proposed	C3 (no change proposed)	146.51 (including garage)

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	2 (including garage)	1	-1 (existing off-street parking space to be retained)
Disabled car spaces	0	0	0
Cycle	0	0	0

Electric car charging points	0
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Representation summary	Neighbour letters issued - 12.11.2020	
Total number of responses	1	
Number in support	0	
Number of objections	0 (one general comment received)	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Proposed development would not have a detrimental impact on design of host building and would not overdevelop the site;
- Proposed development would not have a detrimental impact on the spatial standards or visual amenity of the Area of Special Residential Character;
- No unacceptable impact would arise to neighbouring occupiers;
- No unacceptable highways impacts would arise; and
- No detrimental impact on trees to rear of site.

2. LOCATION

2.1 The application site comprises a two storey semi-detached dwellinghouse located on the south-eastern side of Silverdale Road, Petts Wood. The property, which is not listed, is subject to two Article 4 Directions and lies within the Petts Wood Area of

Special Residential Character (ASRC). There is a group Tree Preservation Order (TPO) on trees at the rear of the site.

2.2 Site Location Plan:

SITE LOCATION PLAN (SCALE 1:1250)



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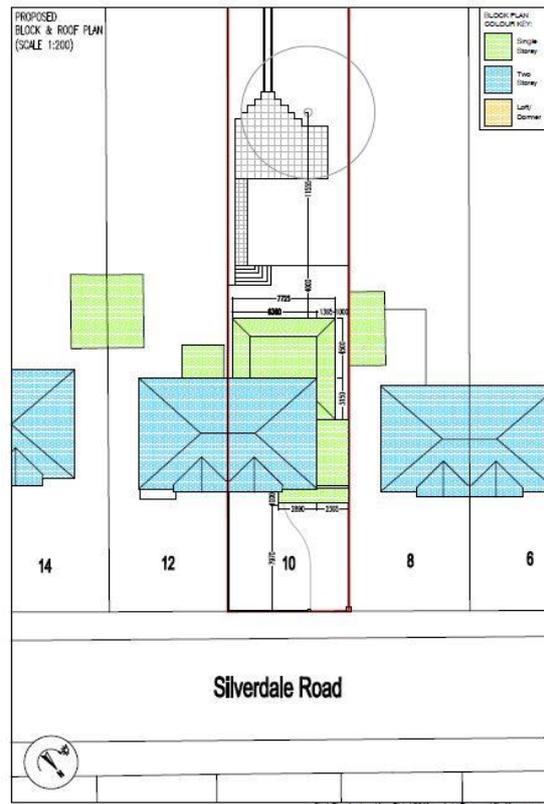
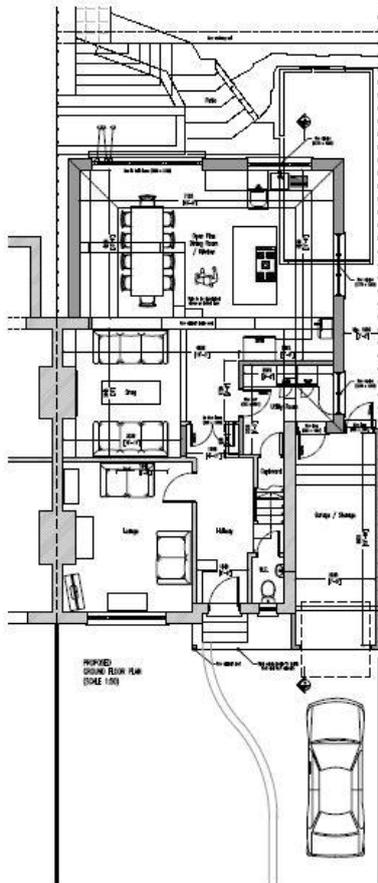
3. PROPOSAL

- 3.1 The application seeks planning permission for a single storey front, side and rear extension, front porch canopy and alterations to patio with new access steps and retaining wall.
- 3.2 The proposed front extension will measure approximately 1.0m in depth and 2.4m in width. It is proposed for the front extension to have a pitched roof which will measure approximately 3.5m in height. This pitched roof will extend to sit above the front entrance forming an open porch canopy.
- 3.3 The side extension will measure approximately 2.3m in width for a depth of 5.2m. The extension will then narrow towards the rear to a width of approximately 1.3m for a further depth of 3.1m before wrapping around the host dwelling and projecting to the rear. This element of the proposed will have a part flat/part pitched roof. The flat roof will measure approximately 2.8m in height and the pitched roof will have a maximum height of 3.4m.

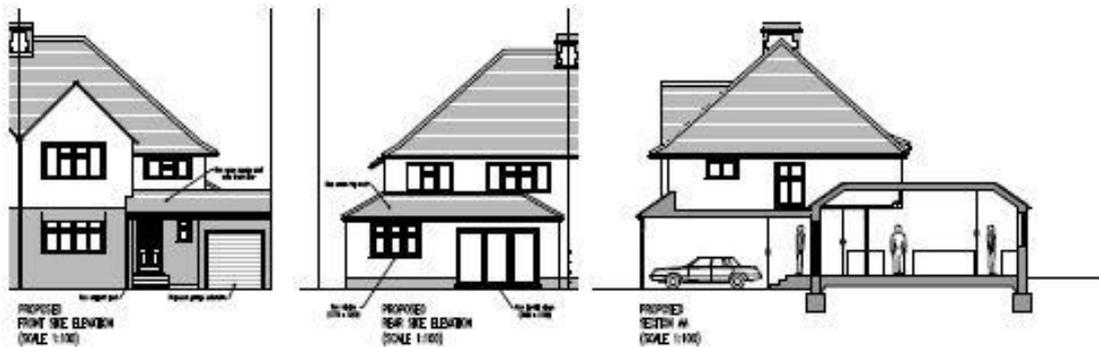
3.4 The rear extension will measure approximately 4.5m in depth, 7.7m in width and 3.4m in height at its maximum.

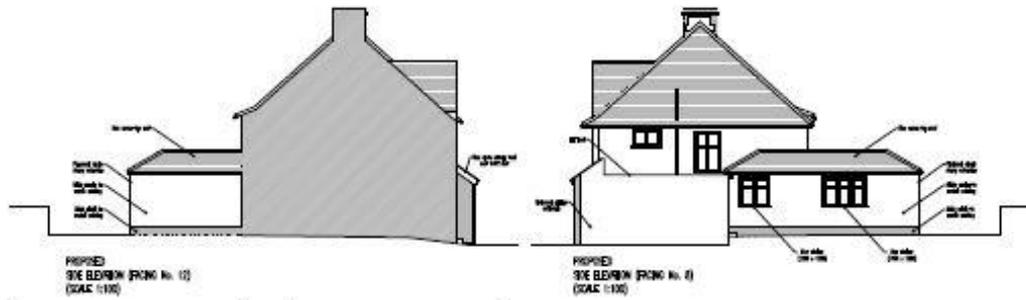
3.5 Proposed plans and elevations:

3.5.1 Proposed floor and block plans



3.5.2 Proposed elevations





4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 01/01872/FULL1 - Single storey side and rear extensions; side dormer extension – Application Permitted.
- 4.3 05/00299/FULL6 - Single storey side and rear extension and rear dormer extension, plus alterations to roof for loft conversion – Application Permitted

5. CONSULTATION SUMMARY

A) Statutory

Highways: The development will result in the loss of one parking space by demolition of the existing garage and construction of a single storey side extension. This will leave just 1 space within the site's curtilage. Please ask the applicant to create an additional space for the second car in the front garden and submit it for highway planning approval.

- Please note that internal observations, when not statutory, will only be addressed in the body of the report to avoid repetition.

B) Adjoining Occupiers

General Comments Received (paras 7.2.4 – 7.2.6):

- I would object to side windows being fitted with clear glass.
- In view of the ground level being higher than No.8 and the closer proximity to my boundary fence I would expect windows to be fitted with frosted glass.
- I do not want my boundary fence to be taken down.
- Adequate drainage should be provided to the rear of the existing garage which may be subject to flooding.

Please note that the above is a summary of representations received and that the full text can be found on the Council's website.

6. POLICIES AND GUIDANCE

- 6.1 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.
- 6.2 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.
- 6.3 The development plan for Bromley comprises the London Plan (March 2016) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.
- 6.4 An updated 'Intend to Publish' version of draft London Plan – entitled Publication London Plan December 2020 - was published on 21 December 2020. This version of the draft plan includes changes made by the Mayor in response to a number of Directed Changes made by the SoS in March and December 2020. The relevant documents are available on the Mayor's website - <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/publication-london-plan>
- 6.5 The draft new London Plan (December 2020) is a material consideration in the determination of this planning application. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to: (1) the stage of preparation of the emerging plan; (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and (3) the degree of consistency of relevant policies to the policies in the Framework.
- 6.6 The draft New London Plan is at a very advanced stage; in a Written Ministerial Statement dated 15/12/2020, the SoS indicated that he expects to agree the London Plan with the Mayor early in the new year (early 2021).
- 6.7 The London Assembly considered the draft new London Plan at a plenary meeting on 6 February 2020 and did not exercise their power to veto the plan.
- 6.8 Prior to issuing further Directed Changes in December 2020, the SoS (in two SoS call-in appeals in the Royal Borough of Kensington and Chelsea, appeal ref: APP/C5690/W/18/3205926; and the London Borough of Hounslow, appeal ref: APP/G6100/V/19/3226914) had established that the draft London Plan policies are capable of having significant weight where they weren't subject to Directed Changes.
- 6.9 Considering this information against paragraph 48 of the NPPF, the draft new London Plan (December 2020 'Intend to Publish' version) is considered to have very significant weight where there are no Directed Changes to policies; and

significant weight where there are Directed Changes to policies. Taking this into account, the draft new London Plan policies should be used to determine this planning application, alongside policies in the adopted Local Plan and adopted London Plan. Where there is conflict between the policies in the draft new London Plan and the policies in the adopted Development Plan, the draft new London Plan should generally be given primacy although this may vary from case to case.

Upon adoption of the new London Plan, it will become the most up-to-date Development Plan Document for the London Borough of Bromley, and therefore, in accordance with section 38(5) of the Planning and Compulsory Purchase Act 2004, “if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.”

The application falls to be determined in accordance with the following policies:

6.10 National Policy Framework 2019

6.11 The London Plan

6.13 Parking
7.4 Local character
7.6 Architecture

6.11 Draft London Plan

D4 Delivering Good Design
T6 Car Parking
T6.1 Residential Parking

6.12 Bromley Local Plan 2019

6 Residential Extensions
30 Parking
32 Road Safety
37 General Design of Development
44 Areas of Special Residential Character
73 Development and Trees

6.13 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance
Article 4 Directions - Petts Wood ASRC

7. ASSESSMENT

7.1 Design – Acceptable

- 7.1.1 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.
- 7.1.2 Paragraph 124 of the NPPF (2019) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.1.3 Paragraph 127 of the NPPF (2019) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.1.4 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.1.5 The host dwelling falls within the Petts Wood ASRC. The original plans for Petts Wood date from the late 1920s and early 1930s. While the 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. Today the layout remains largely intact.
- 7.1.6 The Petts Wood ASRC entry within the Bromley Local Plan sets out that 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.
- 7.1.7 The 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.

- 7.1.8 The single storey front extension will project approximately 0.7m forward of the host dwellings main front elevation. The extension will retain a separation distance of 7.9m from the public highway which will ensure a suitable front garden area is retained. The extension would have a pitched roof which is also proposed to sit above the front entrance forming an open porch. The depth and height of the front extension would be subservient to the main dwelling and would not result in an overdevelopment of the site. Insofar as possible the proposed materials will match those of the host property which would be complementary and compatible with the application site and developments in the surrounding area.
- 7.1.9 It is noted that a large number of properties within Silverdale Road have extended forward of the front building line through the addition of garage or front porch extensions. There are also several examples within the immediate area of properties which have carried out similar types of development to the proposed, such as Nos.5, 6, 7 and 11. It is recognised that a number of these extensions took place prior to the adoption of the ASRC however their existence is considered to form part of the character of Silverdale Road. Taking into account the existence of these extensions, and the separation distance that would be retained from the front boundary of the site, it is not considered that the development would have a detrimental impact on the pattern of development or spatial standards of the area or be at odds with the objectives of the ASRC. It is also recognised that the adjoining dwelling, No.12, has not been extended to the front or side other than through the addition of an open porch. Taking into account the height, width and design of the proposed front extension it is not considered that the development would lead to an unbalancing of the semi-detached pair. It is therefore considered that this element of the proposed will not harm the character of the ASRC or the streetscene in general.
- 7.1.10 The size, scale and bulk of the side and rear extensions would not significantly alter the appearance of the host dwelling and would ensure a suitable level of amenity space is retained at the rear of the site. The proposed height and depth of the extensions would be subservient to the main dwelling and would not result in an overdevelopment of the site as a whole. Insofar as possible the proposed materials will match those of the application property which would be complementary and compatible with the application site and developments in the surrounding ASRC. The extensions would not be widely visible from the street and, taking into account the proposed design and materials, it is not considered that this element of the proposed would be harmful to the character of the ASRC or the streetscene in general.
- 7.1.11 It is proposed to enlarge the rear patio area by approximately 3.9m providing a retaining wall with a height of 1.1m and new access steps to the garden. The retaining wall will sit at a similar height to the existing wall and it is not considered that the enlargement of the patio area would have a detrimental impact on the appearance of the host dwelling or wider ASRC.

7.1.12 Having regard to the form, scale, siting and proposed materials it is considered that proposed development would complement the host property and would not result in a detrimental impact upon the spatial standards and visual amenity of the ASRC.

7.2 Neighbouring Amenity – Acceptable

7.2.1 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.

7.2.2 The ground floor rear extension will project along the boundary with No.12, which sits to the north of the host dwelling. It is noted that this neighbouring property currently benefits from a conservatory which measures approximately 2.3m in depth. The proposed development will extend a further 2.2m in depth past the rear wall of No.12 and will sit approximately 0.3m from the boundary. While this element of the proposed would have some impact on the light and outlook of No.12 it is not considered that this would be adverse enough to warrant a refusal of the application when the existing arrangement of the properties is taken into account along with the height and depth of the development.

7.2.3 The front, side and rear extensions will project along the boundary with No.8 for a depth of approximately 6.2m before stepping in 1.0m and projecting a further 7.6m in depth. No.8 sits approximately 2.3m from the boundary with the host dwelling and currently benefits from a single storey rear extension which measures approximately 5.6m in depth. No.8 also benefits from a detached garage which, along with the rear extension, will work to mitigate the impact of the proposed development. Taking into account the arrangement of the two properties, along with the orientation of the site and height and depth of the proposed, it is not considered that the development would result in an adverse impact on neighbouring amenities in terms of overshadowing, loss of light or overbearing impact.

7.2.4 The proposed windows to the front and rear, because of their location and size, would not result in an increased chance of overlooking or loss of privacy to neighbouring residents over and above that which currently exists. Two windows are proposed to the side elevation of the extension and are indicated as serving the utility room and kitchen. The host dwelling currently benefits from a window and door to its ground floor flank elevation. The development will result in the side windows sitting closer to the boundary with No.8 and at a slightly higher level than the existing window. In order to protect the privacy of neighbouring occupiers a condition can be included with any permission requiring these windows to be obscurely glazed.

7.2.5 Having regard to the scale, siting and separation distance of the development, it is considered that a significant loss of amenity with particular regard to light, outlook, privacy and prospect would not arise.

7.2.6 Representations have been received raising concerns about the boundary fence being removed during construction. These concerns, while important, fall outside of the decision making process for this application and may be dealt with as a civil matter.

7.3 Highways - Acceptable

7.3.1 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 development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.3.2 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.

7.3.3 The proposed development involves the loss of the existing detached garage. The replacement garage will have a reduced depth of 0.8m when compared with what is existing due to the positioning of the proposed steps. One off street parking space will be provided within the curtilage of the site. The Council's Highways Officer has requested that an additional space is provided in the front garden. There is sufficient space available within the front garden that can be utilised for vehicle parking if required by the applicant in the future. It is therefore not considered necessary to require the applicant to provide an additional parking space in this instance. Based on the information submitted it is not considered that the development would be have an adverse impact on parking.

7.4 Development and Trees - Acceptable

7.4.1 Policy 73 of the Bromley Local Plan states that proposals for new development will be required to take particular account of existing trees on the site and on adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained. Tree Preservation Orders (TPO) will be used to protect trees of environmental importance and visual amenity. Further to this the supporting text to the policy states that trees are important features of the Borough's environment and are a valuable resource for wildlife. The Council places a high priority on their retention and protection.

7.4.2 Trees positioned to the rear of the application site are subject to a TPO. The proposed development would provide a separation distance of approximately 11.5m from the closest tree. The applicants have submitted a tree survey, arboricultural impact assessment and arboricultural method statement. The Council's Tree Officer has raised no objection to the proposed development subject to the inclusion of a condition requiring the installation of tree protection measures in accordance with the submitted tree protection plan.

8. CONCLUSION

- 8.1 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 of Special Residential Character.
- 8.2 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. Standard time limit of 3 years
2. Standard compliance with approved plans
3. Materials to match those of host dwelling
4. Tree protection measures
5. Provision of obscure glazing to ground floor side windows

Any other planning condition(s) considered necessary by the Assistant Director of Planning.