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| Committee Date | 18 th February 2021 | |
| Address | 77 Lynwood Grove Orpington BR6 0BQ | |
| Application Number | 20/04906/FULL6 | Officer - Lawrence Stannard |
| Ward | Petts Wood And Knoll | |
| Proposal | Addition of a barn hip and 2 Velux windows to existing roof. RETROSPECTIVE APPLICATION | |
| Applicant | Agent | |
| Mr Bondi | Mr Mark Baker | |
| 77 Lynwood Grove Orpington BR6 0BQ | 12 Swift Avenue Finberry Ashford TN25 7GD | |
| Reason for referral to committee | Call-In | Councillor call in |
| | Call-In | Yes |

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| RECOMMENDATION | Permission |
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| <p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Area of Special Residential Character Open Space Deficiency Smoke Control SCA 4</p> |
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| Representation summary | <ul style="list-style-type: none"> Neighbour notification letters were sent on the 15th December 2020 |
| Total number of responses | 4 |
| Number in support | 4 |
| Number of objections | 1 |

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character of the Area of Special Residential Character.
- The development would not result in a harmful impact on the appearance of the Locally Listed host dwelling.
- The development would not adversely affect the amenities of neighbouring residential properties

2 LOCATION

- 2.1 The application site hosts a two-storey detached dwelling located on the western side of Lynwood Grove.
- 2.2 The site is located within The Knoll Area of Special Residential Character (ASRC).

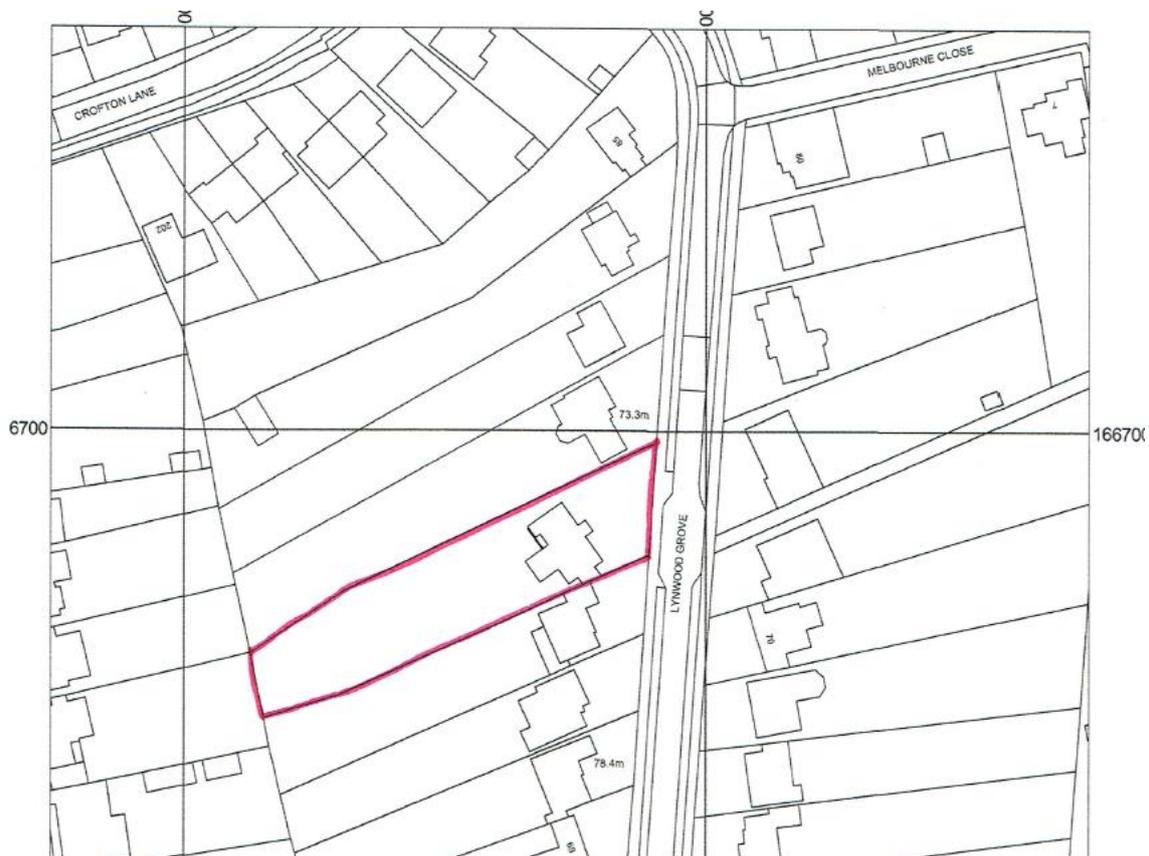


Figure 1: Site Location Plan

3 PROPOSAL

- 3.1 The application seeks retrospective planning permission for the addition of a barn hip and 2 Velux windows to the existing roof. The works proposed under this application have been carried out alongside those previously approved under ref: 18/05522/FULL6.
- 3.2 The roof alterations proposed as part of this application include the addition of a partial hip to gable extension that would match the existing ridge height of the property, increasing its width by approx. 1.4m
- 3.3 The proposed rooflights would include the addition of one to the front roofslope and one to the rear roofslope.



Figure 2: Existing Front and Rear Elevations



Figure 3: Proposed Front and Rear Elevations

4 RELEVANT PLANNING HISTORY

- 4.1 The application site has the following previous planning history.
 - 84/03103/FUL – Single storey side extension – Permitted

- 88/04386/FUL – First floor side extension - Permitted
- 00/03022/FULL1 – Single storey rear extension – Permitted
- 14/03480/FULL6 – Single storey front extension, single storey rear extensions, new pitched roof to existing garage at side/rear, elevation alterations to rear and new rooflights to rear and side – Permitted
- 15/01727/PLUD – Single storey rear extension – Permitted
- 18/05522/FULL6 – Single storey front/side extension, first floor side and rear extension, loft conversion with rear dormer and roof lights - Permitted

5 CONSULTATION SUMMARY

A) Statutory

No Statutory Consultations were received.

B) Local Groups

No comments were received from Local Groups.

C) Adjoining Occupiers

The following comments were received from adjoining occupiers.

Support Comments

- No objections to it proceeding.
- The application has been very mindfully drawn up with the immediate neighbours & The Knoll Ward in mind.
- Consideration has been taken to ensure the original character has been maintained.
- The end wall / barn end to the right is angled back towards the rear garden and not in full view from the road.
- Not viewable from my house directly or the road unless you walk half way into the drive of No.77.
- Will not result in the roof projecting higher or further forwards, and increase in width would be modest, particularly in view of some of the large extensions to other houses nearby.
- As long as materials match the existing dwelling the alterations will not appear excessive and certainly not out of keeping with the character of the ASRC.

Objections

Design / ASRC impacts (Addressed in Para 7.1)

- Additional Velux window to the front side of the property detracts from the character of the road.
- If a precedent is set for allowing multiple skylights on the front elevation this will take away from the character of the road / ASRC.

- The barn hip enlarges what is already a very long dormer and roof line and is not the most suitable design proposal when the property is viewed from the front.
- Removal of permitted development rights should be considered.
- This should be reviewed at planning committee as the development looks to have been completed retrospectively.
- It is not clear that this is a retrospective application.

Neighbouring Amenity (Addressed in Para 7.2)

- Front facing Velux windows will impact on the privacy of residents on the opposing side of the road.

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.
- 6.10 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."
- 6.11 The application falls to be determined in accordance with the following policies:-

6.12 **National Policy Framework 2019**

6.13 **The London Plan**

- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

6.14 **Draft London Plan**

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design

6.15 Bromley Local Plan 2019

6 Residential Extensions
37 General Design of Development
44 Areas of Special Residential Character
123 Sustainable Design and Construction

6.16 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 - General Design Principles
Supplementary Planning Guidance 2 - Residential Design Guidance

7 ASSESSMENT

7.1 Design – Layout, scale – Acceptable

7.1.1 The site is located within The Knoll Area of Special Residential Character (ASRC). Policy 44 states that proposed developments within an ASRC will be required to respect, enhance and strengthen their special and distinctive qualities.

7.1.2 The Bromley Local Plan describes the areas of The Knoll ASRC, and sets out the below description regarding Lynwood Grove;

“Lynwood Grove features a majority of white rendered, quirky and asymmetrically composed houses featuring steep rooflines, arched porches and pitch-roofed front elevations. The design of some of the houses includes unusual features and detailing such as balconies, octagonal, full circle and cased diamond panelled windows with shutters. Properties feature a mix of open plan or landscaped front gardens delimited by low boundary walls or hedges. Creative use is often made of planted boundary walls and hedges to delimitate side boundaries and front gardens, as well as of paving materials for driveways. Variations in the topography of the streets allow for gaps between houses combined with variations in roof shapes and the level of the street allow for interesting streetscape and perspectives as well as glimpses into rear gardens. The street features landscaped sidewalk verges lined up with the properties’ front gardens with a variety of trees species, including mature trees. There is a landscaped roundabout at street mid-point.”

7.1.3 The proposed roof alteration would result in the addition of a partial hip to gable extension which would increase the width of the existing ridge height by approx. 1.4m.

7.1.4 It is noted that there is a degree of variation in the side roof slopes of the properties within this part of Lynwood Grove, with a mixture of hipped and gabled roof designs.

- 7.1.5 The partial hip to gable extension would not result in the roof projecting higher or further forwards than the existing, and its increase in the width of the ridge height would appear modest in the context of the existing roofslope.
- 7.1.6 The development includes one rooflight to the front and one to the rear, though these are not considered to result in any significant harm to the appearance of the host dwelling given their modest scale. Furthermore, it is noted that whilst two larger rooflights have previously been granted consent in the front roofslope, given the modest scale of the additional rooflight it is not considered that this would result in an excessive number of rooflights or that this would detract from the overall visual amenities of the ASRC.
- 7.1.7 The proposed materials would be in keeping with the host dwelling and it is therefore considered the development would not detract from the appearance of the host dwelling and appear harmful to the character and visual amenities of the ASRC.
- 7.1.8 It is noted in the representations received that it is suggested permitted development rights are removed as has been the case on other properties within the street. However, the scale of the development is modest and would not result in an overdevelopment of the site. It is therefore not considered reasonable to remove permitted development rights on this basis.

7.2 Residential Amenity – Acceptable

- 7.2.1 The proposed development would result in some additional bulk to the roof through the increase in height of the flank wall however it would not exceed the height of the existing dwelling and the overall increase in bulk would be relatively modest. It is therefore considered that it would not result in any significant loss of light, outlook or privacy to the adjacent neighbour at No.79.
- 7.2.2 With regards to the impact on No.75 Lynwood Grove, the proposed alterations would be set a significant distance from this shared boundary given their siting to the northern side of the host dwelling, and the development would therefore not impact detrimentally upon the amenities of this neighbour.
- 7.2.3 The scale of the rooflights would be modest and given their separation distance and angle within the roofslope would not be considered to provide any significant opportunities for overlooking towards nearby neighbours including those opposite.
- 7.2.4 Having regard to the scale and siting of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

8 CONCLUSION

- 8.1 Having regard to the above, the development in the manner proposed is considered acceptable as it would not result in any unacceptable impact upon

the amenities of neighbouring residents or the character and visual amenities of The Knoll ASRC.

- 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.