

Committee Date	22/04/2021	
Address	14 Silverdale Road Petts Wood Orpington BR5 1NJ	
Application number	21/00372/FULL6	Officer Emily Harris
Ward	Petts Wood and Knoll	
Proposal (Summary)	Loft conversion with a half gable, rear dormer and front rooflights.	
Applicant	Agent	
Mr Dan Curran 14 Silverdale Road Petts Wood Orpington BR5 1NJ	Mr Mark Baker 12 Swift Avenue Finberry Ashford TN25 7GD Kent	
Reason for referral to committee	Call in	Councillor call in Yes

RECOMMENDATION	REFUSAL
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Summary

<p>KEY DESIGNATIONS</p> <ul style="list-style-type: none"> • Area of Special Residential Character • Biggin Hill Safeguarding Area • London City Airport Safeguarding • Smoke Control SCA 4
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Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	2	2	0
Disabled car spaces	0	0	0
Cycle	0	0	0

Electric car charging points	0
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Representation summary	Neighbour letters issued – 11/02/2021	
Total number of responses	2	
Number in support	2	
Number of objections	0	

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal by reason of the alterations to the main roof design would be detrimental to the character and appearance of the host dwelling and to the street scene generally, causing harm to the Petts Wood Area of Special Residential Character.

1. LOCATION

1.1 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 an Article 4 direction and lies within the Petts Wood Area of Special Residential Character (ASRC).

1.2 There are restrictions upon 'permitted development' rights at the property due to the adopted Article 4 Direction that covers the Petts Wood Area of Special Residential Character. The Article 4 Direction specifically relates to alterations and additions to the front elevation and states in effect that any alteration or addition to any front roofslope (that facing the public highway) that is currently permitted by Class B or Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) would require planning permission.

2.3 Site Location Plan:



2. PROPOSAL

2.1 The application seeks planning permission for roof alterations including a half hip to gable loft extension and the addition of a dormer to the rear roofslope. Three rooflights are shown to the front roofslope, and two windows are shown to the rear elevation.

2.2 The application is similar in principle to a previous scheme which was permitted under ref. 20/03262/PLUD. However in this previous application was set back from the front elevation.

2.2 Existing elevations



2.3 Proposed elevations



3. RELEVANT PLANNING HISTORY

The following planning history was found on the site:

- Under ref. 20/03262/PLUD a Lawful Development Certificate was granted for a part hip to gable loft conversion and rear dormer.

4. CONSULATION SUMMARY

a) Statutory

- No requirement to consult any statutory consultees due to the nature of this application.

b) Local groups

- None

c) Adjoining Occupiers

2 representations of support were received:

- In support of the application – No.16 also proposes to do a similar proposal
- Support – design is attractive and is similar to the design of other properties on the road.

The full text on comments received are on file.

5. POLICIES AND GUIDANCE

5.1 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.

5.2 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.

5.3 The National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

5.4 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (Mar 2021). The NPPF does not change the legal status of the development plan.

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

5.6 National Policy Framework 2019

5.7 NPPG

5.8 The London Plan

Policy D1 London's form and characteristics

Policy D2 Delivering good design

5.9 Mayor Supplementary Guidance

The Mayor's Housing Supplementary Planning Guidance (March 2016)

5.10 Bromley Local Plan 2019

6 Residential Extensions

30 Parking

37 General Design of Development

5.11 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 - General Design Principles

6. Assessment

6.1 Design - Layout, scale height and massing – Unacceptable

6.1.1 The main issues relating to the application are the effect that it would have on the character of the area; as it currently stands, the building forms part of cohesive urban form on this part of the road, with semi-detached buildings with similar hipped roof profiles as the host building.

6.1.2 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.

6.1.3 The proposal incorporates half hipped roof design (a hybrid of gable and hipped roof) which would have an imposing design that appears dominant on top of the existing building and would be clearly evident in the street views. Given the consistent roof shape of surrounding buildings it would therefore represent an uncharacteristic feature in the street scene which would be out of context to the scale and massing of the pattern of development in the vicinity. The roof alteration as proposed would significantly detract from the character and appearance of the original property and the neighbouring properties of a similar design.

6.1.4 Therefore it is considered that the proposed development would appear as a discordant feature adding a bulky extension at roof level that would fail to preserve the character or appearance of the street scene generally contrary to the above policies on design.

6.4 Neighbourhood Amenity - Acceptable

6.4.1 The conversion of the loft will increase some perceived overlooking for the adjoining occupiers in the immediate vicinity however this is not considered to be over and above that which would be expected in a residential setting such as this.

7. Conclusion

7.1 Having had regard to the above it is considered that the development in the manner proposed is not acceptable in that it would impact detrimentally on the character of the area.

7.2 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: Refusal

REASONS FOR REFUSAL:

The proposal by reason of the of the imposing design of the roof would disrupt the symmetry of semi-detached pair and the rhythm and pattern of the houses in the wider area which adds to the special character of the designated Petts Wood ASRC contrary to Policies 6, 37 and 44 of the Bromley Local Plan.