

<b>Committee Date</b>	05.05.2021	
<b>Address</b>	4 Maple Close Petts Wood Orpington BR5 1LP	
<b>Application Number</b>	21/00140/FULL6	<b>Officer</b> - Gill Lambert
<b>Ward</b>	Petts Wood And Knoll	
<b>Proposal</b>	First floor extension to existing single storey side and rear extension	
<b>Applicant</b>	<b>Agent</b>	
Mr Warren Harding		
4 Maple Close Petts Wood Orpington BR5 1LP		
<b>Reason for referral to committee</b>	<b>Councillor call in</b>	
	Call-In	Yes

<b>RECOMMENDATION</b>	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>
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<b>Representation summary</b>	Neighbour letters were sent 24/02/2021	
Total number of responses	1	
Number in support	0	
Number of objections	1	

## 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of Petts Wood Area of Special Residential Character
- The development would not adversely affect the amenities of neighbouring residential properties.

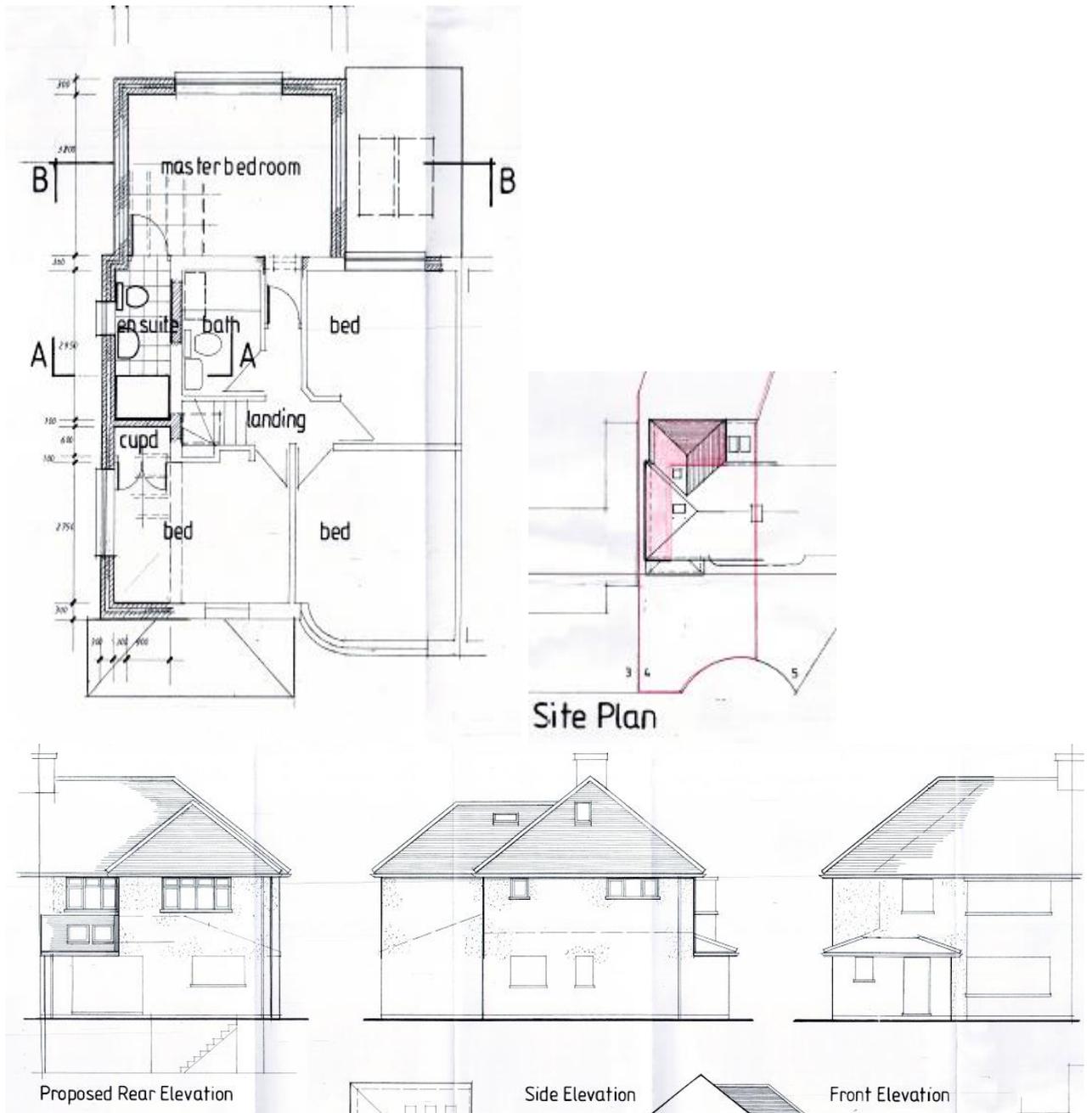
## 2 LOCATION

- 2.1 This semi-detached property is located on the northern side of a small cul-de-sac, and backs onto Kingsbury Hall. It lies within Petts Wood Area of Special Residential Character.
- 2.2 The surrounding area is characterised by detached and semi-detached dwellings set within modest sized plots.



## 3 PROPOSAL

- 3.1 It is proposed to add a first floor side/rear extension to this property which would be set back 0.8-1m from the flank boundary with No.3 Maple Close, and would extend 3.5m to the rear. The first floor rear extension would be set back 2.6m from the flank boundary with the adjoining semi at No.5 Maple Close.
- 3.2 The roof over the extension would be hipped to the side and rear, and the materials would match the existing.



#### 4 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Permission was granted in 2011 (ref.10/02823) for a part one/two storey front, side and rear extension with raised patio and steps to the garden, but was not implemented and has now expired. The two storey rear extension projected 3.5m to the rear and was set back 2.6m from the flank wall with No.5.
- 4.3 Permission was subsequently refused in May 2014 (ref.14/00951) for a two storey side/rear extension which projected 3.7m to the rear and was set back 2m from the flank wall with No.5, and a single storey rear extension with patio, balustrade and steps to the garden on the following grounds:

“The proposed extension would, by reason of its size and excessive depth in close proximity to the side boundary with No.5 Maple Close, have a seriously detrimental impact on the amenities of the adjoining property in terms of loss of light and outlook, thereby contrary to Policy BE1 of the Unitary Development Plan.”

- 4.4 Permission was granted in August 2014 (ref.14/02336) for a single storey side/rear extension which projects 3.5m to the rear, and included a patio, a balustrade and steps to the garden. This scheme was subsequently built.
- 4.5 Permission was granted in 2015 (ref.15/01563) for a part one/two storey front/side extension and conversion of the basement to a habitable room, but was not implemented and has now expired.

## **5 CONSULTATION SUMMARY**

### **A) Adjoining Occupiers**

#### Loss of sunlight and daylight (addressed in paras.7.2.3, 7.2.4 and 7.2.5)

- Loss of sunlight and daylight to eastern side of No.3 Maple Close

#### Out of character with the area (addressed in paras.7.1.5, 7.1.6, 7.1.7 and 7.1.8)

- Development is incongruous with the general existing scale and plot sizes of Maple Close

#### Parking (the proposals do not impact on parking)

- Additional pressure on parking in the Close.

## **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 Bromley Local Plan (Jan 2019) and the London Plan (March 2021). The NPPF does not change the legal status of the development plan.
- 6.4 The application falls to be determined in accordance with the following policies:-

## 6.5 National Policy Framework 2019

## 6.6 The London Plan

- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design

## 6.7 Bromley Local Plan 2019

- 6 Residential Extensions
- 8 Side Space
- 37 General Design of Development
- 44 Areas of Special Residential Character

## 6.8 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 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 London Plan and Bromley Local Plan (BLP) policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.1.3 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.
- 7.1.4 Policy 8 of the BLP requires a minimum separation of 1m to be retained to the flank boundaries of the site in respect of two storey development.
- 7.1.5 The proposed first floor side extension would maintain a minimum 1m side space to the side boundary, but due to the tapering nature of the rear garden boundaries, the rearmost part of the extension would be 0.8m from the boundary at its nearest point. However, this would not be visible from the front, and is not considered to compromise the spatial standards of the surrounding area.
- 7.1.6 The roof over the extension would be hipped to the side, and the proposals are not therefore considered to detract from the appearance of the host dwelling nor unduly unbalance the semi-detached pair.

7.1.7 The current proposals are virtually identical to the scheme permitted under ref.10/02823 which was not considered to adversely affect the character and spatial standards of the Area of Special Residential Character.

7.1.8 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 the Area of Special Residential Character.

## 7.2 Residential Amenity – Acceptable

7.2.1 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.

7.2.2 The first floor rear extension would project 3.5m to the rear but it would be set back 2.6m from the flank boundary with the adjoining semi at No.5 Maple Close. The extension is not, therefore, considered to result in significant loss of light or outlook from the adjoining property.

7.2.3 The application property is set further back into the site than No.3 to the west, however, this property has a single storey extension which lies on the boundary and projects a similar distance to the rear as the existing ground floor extension at No.4. The proposed first floor side/rear extension is not therefore considered to have a significant detrimental impact on the amenities of the neighbouring property in terms of loss of light or outlook.

7.2.4 Two first floor flank windows are proposed in the western side elevation facing No.3, but these are a bathroom window and a secondary bedroom window which can be conditioned to be obscure glazed to prevent overlooking.

7.2.5 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.

## **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 and spatial standards of the Petts Wood Area of Special Residential Character.

8.2 Conditions are recommended to secure an acceptable form of development that protects the amenities of neighbouring properties and preserves the character of the area.

**RECOMMENDATION: Application Permitted**

**Subject to the following conditions:**

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Obscure glazed/fixed shut windows**
- 4. Matching materials**
- 5. Remove PD rights windows**

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