

Committee Date	27.05.2021	Agenda Item:
Address	39 Crossway Petts Wood Orpington BR5 1PE	
Application number	21/01310/FULL6	Officer: Jennie Harrison
Ward	Petts Wood and Knoll	
Proposal	Two storey front/side extension, a first floor rear extension and a replacement front porch/canopy	
Applicant		Agent
Mr & Mrs S Moon		Mr Joe Alderman
Reason for referral to committee	Call-In	Councillor call in Yes

RECOMMENDATION	Permission
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KEY DESIGNATIONS

- Area of Special Residential Character: Petts Wood
- Biggin Hill Safeguarding Area
- London City Airport Safeguarding
- Smoke Control SCA 4

Representation summary	Neighbour letters were sent on. 13.04.2021
Total number of responses	0
Number in support	0
Number of objections	0

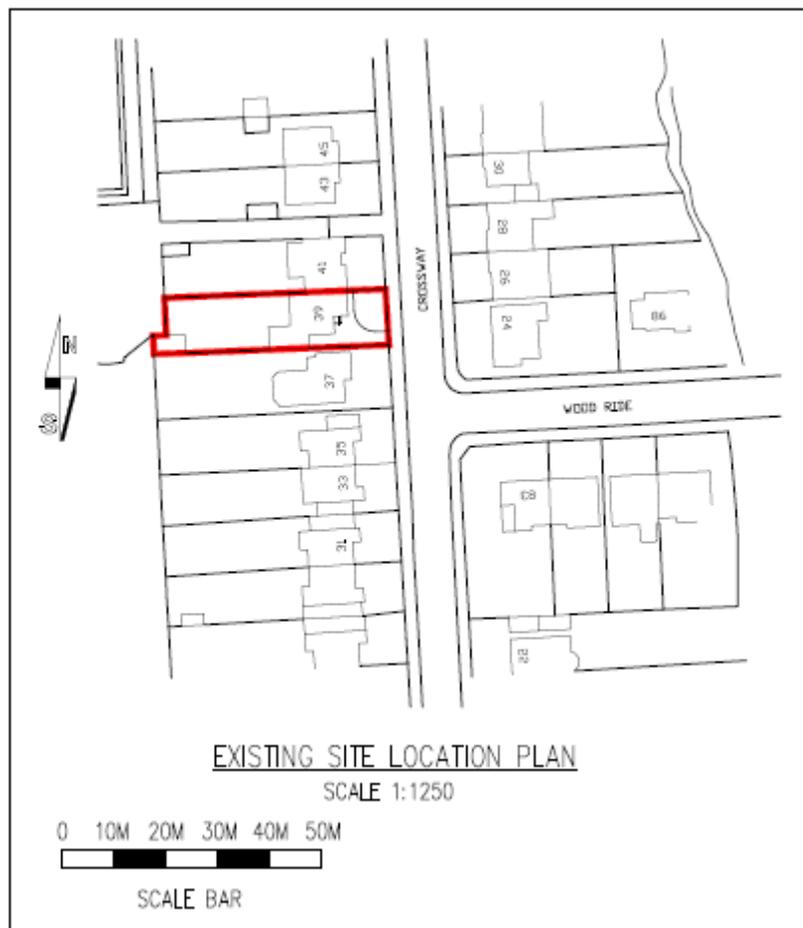
1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The extensions would compliment the character and appearance of the host dwelling, street scene and Area of Special Residential Character

- Side space of 1.5m would be sufficient to comply with Policy 8 and would prevent a cramped overdevelopment of the site
- Previous Appeal Inspector concerns have been overcome by the revisions to the scheme.

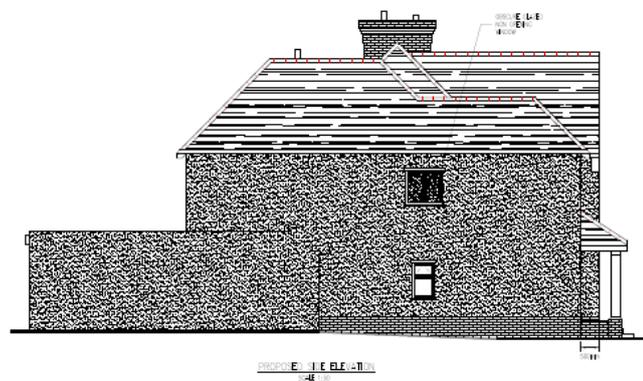
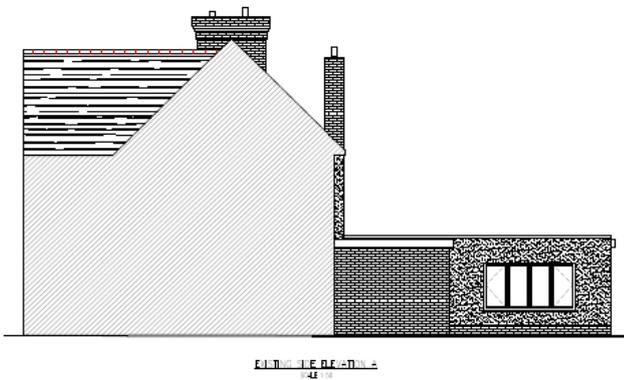
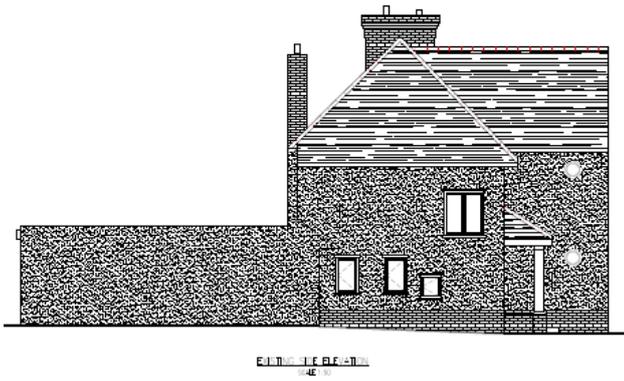
2 LOCATION

- 2.1 The site is a semi-detached two storey dwelling located to the west side of Crossway, within a residential location, with park to the rear, and within an Area of Special Residential Character (ASRC). The site is also within an area subject to an Article 4 Direction.



3 PROPOSAL

- 3.1 Permission is sought for a two storey front and side and first floor rear extension and front porch. Plans indicate a 1.5m space to the boundary and the first floor rear element set in by 1.5m above an existing single storey extension.



4 RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Under ref 20/00128/FULL6 permission was refused for a two storey front and side and first floor rear extension; front porch.
- 4.2.1 The subsequent appeal was dismissed
- 4.3 Under ref 20/01642/FULL6 permission was refused for a two storey front and side and first floor rear extension; front porch

5 CONSULTATION SUMMARY

A) Statutory

None

B) Adjoining Occupiers

- Adjoining owners/occupiers were notified of the application and no representations were forthcoming

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 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
D4 Delivering good design

6.7 Bromley Local Plan 2019

6 Residential Extensions
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

- Resubmission
- Design – Layout, scale, ASRC
- Residential Amenity

7.1 Resubmission – Acceptable

- 7.1.1 The application is a second revision to previously refused applications under reference 20/00128/FULL6 & 20/01642/FULL6. The application with reference 20/00128/FULL6 was refused for the following reason; "The proposal by reason of its width, prominence and lack of side space creates an overly dominant addition which fails to respect the site which is located within the Area of Special Residential Character and would constitute a cramped form of development, harmful to the visual amenities of the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and harmful to the character and appearance of the Area of Special Residential Character, thereby contrary to Policies 6, 37, 8 and 44 of the Bromley Local Plan and Policy 7.4 of the London Plan."
- 7.1.2 Following this refusal an appeal Inspector stated that, "the proposal would noticeably add to the scale and mass of the host building. When seen from the road, the completed dwelling would appear more substantial in built form than the existing building with its front extension causing it to gain prominence in the street scene. Secondly, with a largely flat 2-storey front façade (save for the new open porch) extending across much of the plot's width the proposal would alter the balance of space around the main house. In particular, the sense of openness around the front corner and side of the main building would be significantly diminished, which would be evident from the road. Thirdly, the extended front roof slope facing the road would diminish the prominence and thereby significance of the distinctive front gable."
- 7.1.3 The Inspector also stated that the dwelling would appear cramped and would further exacerbate the unbalancing of the pair of semi-detached dwellings, thereby causing significant harm to the character and appearance of the ASRC.
- 7.1.4 Following this refusal and before the appeal was decided a further application was submitted with reference 20/01642/FULL6, this proposal maintained the

1m side space and ridge height but set the extension at the front of the dwelling back by 0.5m; this application was refused for the following reason; "The proposal by reason of its width and lack of side space creates an overly dominant addition which fails to respect the site which is located within the Area of Special Residential Character and would constitute a cramped form of development, harmful to the visual amenities of the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and harmful to the character and appearance of the Area of Special Residential Character, thereby contrary to Policies 6, 37, 8 and 44 of the Bromley Local Plan and Policy 7.4 of the London Plan." This decision was not appealed.

7.1.5 The main alterations to this scheme are that the extensions provide a side space of 1.5m, the front extension is set back 0.5m from the front elevation and the roof line is set down from the main ridge by 1.2m.

7.2 Design – Layout, scale, ASRC – Acceptable

7.2.1 The extensions would incorporate a pitched roof at the front which is set 1.2m down from the main ridge and 0.5m back from the prominent gable frontage; this is considered to be acceptable in maintaining the character and appearance of the host dwelling, street scene and Area of Special Residential Character.

7.2.2 The scheme proposes a side space of 1.5m to prevent a cramped overdevelopment of the site and this is considered to be sufficient to maintain space around buildings and protect the character and appearance of the Area of Special Residential Character.

7.2.3 It is noted that the property at number 41 which number 39 is adjoined to has been significantly extended and provides no side space due to the access road to the Northern boundary of their site. It is considered that the scale of the two storey extensions would rebalance the symmetry of the pair of semi-detached dwellings.

7.2.4 The front porch would be minimal in its projection and would also incorporate a pitched roof and use matching materials to further maintain the character and appearance of the host dwelling, street scene and Area of Special Residential Character.

7.2.5 The extensions to the rear of the property would also be set down from the main ridge of the dwelling and would incorporate matching materials to maintain the character and appearance of the host dwelling.

7.2.6 Having regard to the form, scale, siting and proposed materials it is considered that the proposed gates and railing would complement the host property and would not appear out of character with surrounding development or the Conservation Area or street scene generally.

7.3 Residential Amenity – Acceptable

- 7.3.1 The main impact on the adjoining occupiers is in relation to the first floor rearward extension, nearest the southern boundary with number 37 the extension would be set 1.5m from the common boundary.
- 7.3.2 Number 37 benefits from a garage to this common boundary and as such the main dwelling is set significantly in from the boundary; it is considered therefore that there would be no significantly detrimental impact for this adjoining occupier at number 37.
- 7.3.3 The first floor rear extension would be set 4.7m from the common boundary with number 41 and this distance, together with the use of a pitched roof is considered to mitigate any potential harm to this adjoining occupier.
- 7.3.4 The side extensions would be set 1.5m from the boundary with number 37 and due to the large separation distance it is considered that there would be no significant impact on the adjoining occupiers at number 37 as a result of the side extensions.
- 7.3.5 It is noted that two flank windows are proposed nearest this common boundary to the South however at ground floor this serves a WC and as such would be obscure glazed and the other serves a landing and is not considered to create any significant potential overlooking.
- 7.3.6 Having regard to the scale, siting and separation distance 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 acceptable in that it would not result in a significant impact on the character and appearance of the surrounding area and not harm the amenities of neighbouring residential properties.
- 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: Application Permitted

Subject to the following conditions:

- 1. Standard Time Limit**
- 2. Standard Compliance with Plans**
- 3. Matching Materials**