

Committee Date	05.08.2021	
Address	64 Petts Wood Road Petts Wood Orpington BR5 1LD	
Application Number	21/01913/FULL6	Officer - Jennie Harrison
Ward	Petts Wood and Knoll	
Proposal	Alterations to previously approved application with reference 15/04422/FULL6 for part one/two storey side/rear extension to include alterations to the first floor layout, increase in height of the first floor rear extension, alterations to roof layout and a loft conversion	
Applicant	Agent	
Mr Andrew Sinclair	Mr Stefan Pop	
64 Petts Wood Road Petts Wood Orpington BR5 1LD	2 Greencourt Road Petts Wood Orpington BR5 1QW	
Reason for referral to committee	Councillor call in	
Side-Space Policy	No	

RECOMMENDATION	Application permitted
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 4 Areas of Special Residential Character Article 4 Direction</p>

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

Existing	C3	158.67
Proposed	C3 (no change proposed)	256.54

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 –14.05.2021	
Total number of responses	2	
Number in support	0	
Number of objections	2	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The alterations to the previously approved application do not cause any harm to the character and appearance of the host dwelling or the Petts Wood Area of Special Residential Character
- The proposal does not cause any significant harm to the amenity of the adjoining occupiers to the East and West
- Increase in height would reflect the neighbouring properties and not cause any significant harm to the character and appearance of the host dwelling, street scene or Area of Special Residential Character.

2. LOCATION

- 2.1 The application site hosts a two storey detached dwelling on the Northern side of Petts Wood Road, Orpington and falls within Petts Wood Area of Special Residential Character.

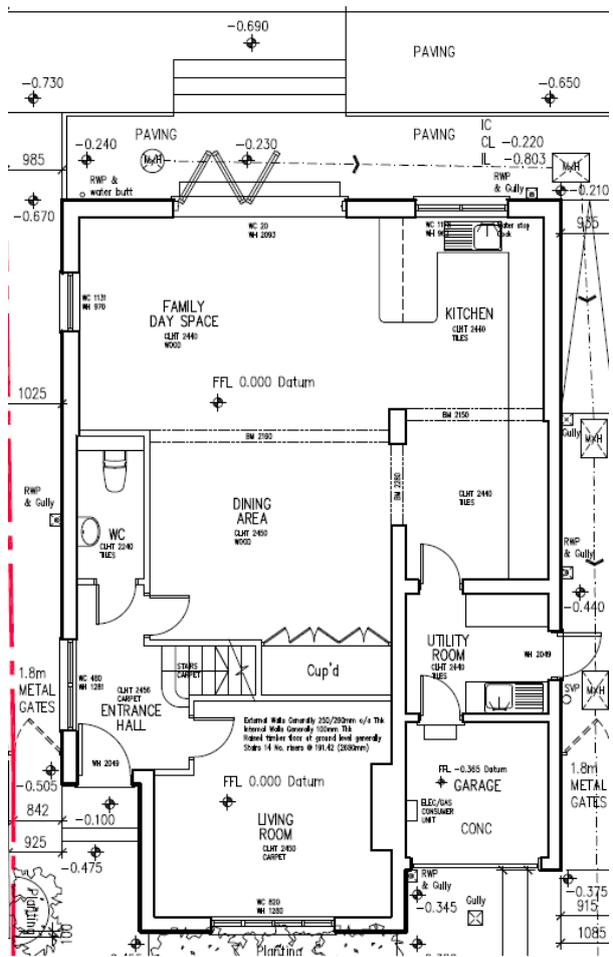
2.3 Site Location Plan:



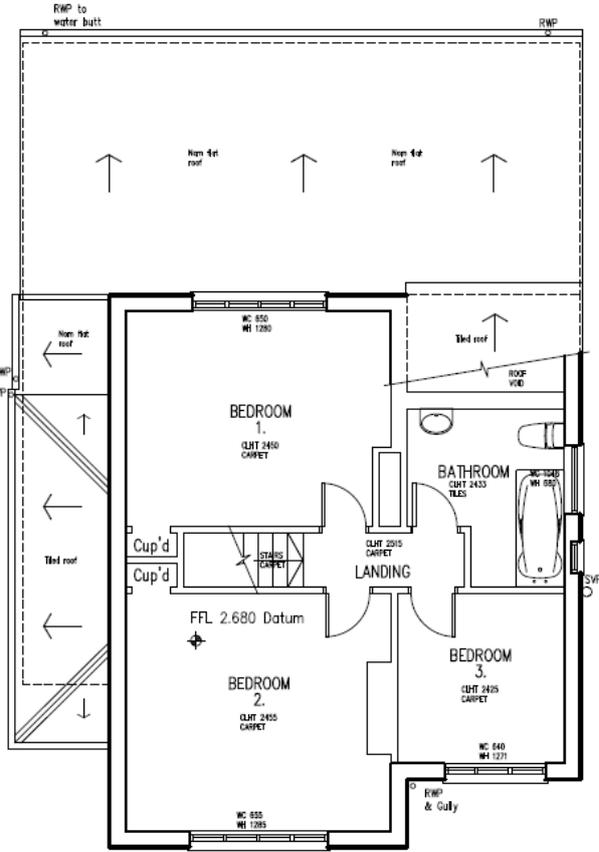
3. PROPOSAL

- 3.1 The application proposes part retrospective extensions which are alterations to a previously approved scheme under reference 15/04422/FULL6. The ground floor extensions have been constructed and so this application relates to the first floor extensions and alterations to the roof to create a loft conversion.
- 3.2 The application would include a first floor rear extension that would have a depth of 4.2m, a width of 8.6m, an eaves height of 5.6m and a ridge height of 10m.
- 3.3 The application also includes a large portion of flat roof in the middle of the main roof, the creation of a gable end to the rear of the property and an increase in ridge height of the main dwelling of 2m to create habitable space in the roof.

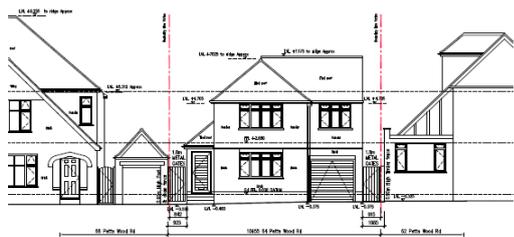
3.4 Existing plans:



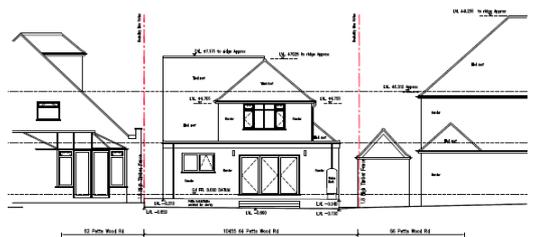
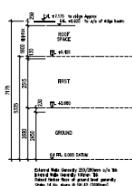
Ground floor



First floor

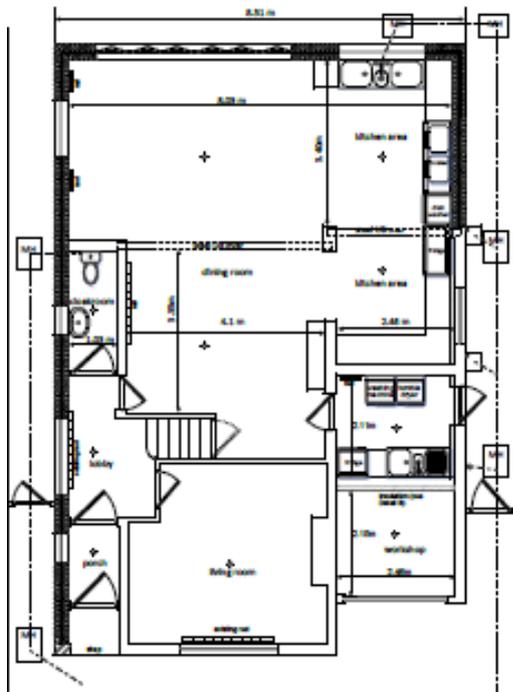


EXISTING SOUTH ELEVATION @ 1:100



EXISTING NORTH ELEVATION @ 1:100

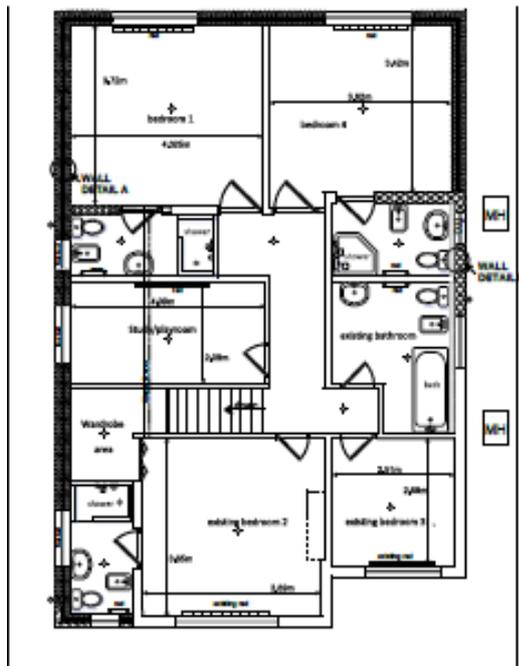
3.5 Previously Approved Plans



PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION

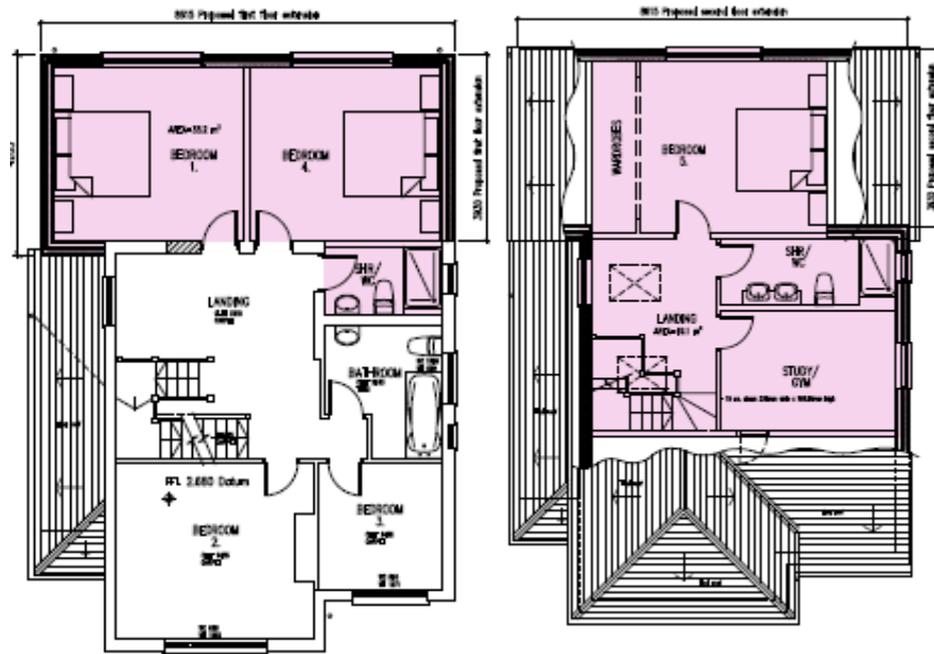


PROPOSED FIRST FLOOR PLAN



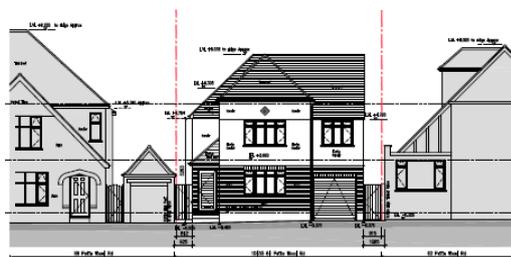
PROPOSED REAR ELEVATION

3.6 Proposed plans:



First floor

Second floor



PROPOSED SOUTH ELEVATION
@ 1:100



PROPOSED NORTH ELEVATION
@ 1:100

4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history on the site can be summarised as follows:

- 15/04422/FULL6 - Part one/two storey side/rear extension – Permitted
- 20/04435/FULL6 - Alterations to previously approved application with reference 15/04422/FULL6 for part one/two storey side/rear extension to include alterations to the first floor layout, increase in height of the first floor rear extension, alterations to roof layout and a loft conversion. Part retrospective - Refused

5. CONSULTATION SUMMARY

A) Statutory

5.1 None

B) Local Groups

5.2 None

C) Neighbouring occupiers

5.3 Objections

5.3.1 Neighbouring amenity

- Loss of amenity
- Loss of light
- Loss of outlook
- Two storey extension would block light and cause a loss of privacy
- Dormer window would directly over skylights at no.62

5.3.2 Impact on Area of Special Residential Character

- Skyline would negatively impact the ASRC
- Extensions would be overdevelopment of the site

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 2021**

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 main alterations to the previously approved application with reference 15/04422/FULL6 are the removal of the first floor side extension, an increase in ridge height both to the existing dwelling and the proposed rear extension, creation of a gable end to the rear and a loft conversion.

7.1.2 The application seeks to overcome a previous refusal with reference 20/04435/FULL6 which was refused for the following reason:

7.1.3 "The proposed development, by reason of its design, scale and prominent location, would create a bulky roof design resulting in an incongruous addition to the host building, appearing out of character with surrounding development and detrimental to the visual amenities of the street scene and Petts Wood Area of Special Residential Character generally, contrary to policies 6, 37 and 44 of the Bromley Local Plan."

7.1.4 Since this refusal the roof has been significantly redesigned to appear more modest at the front. Whilst it is noted that there would be a significant increase in ridge height (previously 0.6m) by 2m the properties either side of number 64 are both presently much taller than the host property.

7.2 Design – Layout and scale - **Acceptable**

7.2.1 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. The NPPF states that it is important to plan positively for the achievement of high quality and

inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

7.2.2 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

7.2.3 Policy 44 states that Development proposed in areas designated as Areas of Special Residential Character (ASRCs) will be required to respect, enhance and strengthen their special and distinctive qualities. Petts Wood ASRC is characterised by 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.

7.2.4 Whilst the alterations to the roof would significantly alter the appearance of the dwelling from the street scene it is considered that the proposed height would better reflect the properties at either side of it and would maintain the design features of the area, particularly the pitched elements of the roof which are of more traditional design and to the rear reflect catslide designs which are prominent in this area of Petts Wood Area of Special Residential Character.

7.2.5 With regard to side space, the single storey side element to the existing dwelling has a minimum separation to the western flank boundary of 0.842m at the front, which increases to 0.985m at the rear. As the proposed first floor side element of the proposed development would be located above the existing single storey element it would not meet the minimum requirement for 1m to be maintained to the flank boundary for the entire height and length of the flank wall. However, the first floor element would be set well back from the front of the dwelling and is subservient to the dwelling, minimising its visual impact in the street scene. It is not therefore considered that the development would give rise to a cramped appearance in this instance or result in a terracing effect that would compromise the aims of Policy 8 or harm the character of the Area of Special Residential Character.

7.2.6 Having regard to the form, scale, siting and proposed materials it is considered that the proposed extensions would complement the host property and would not appear out of character with surrounding development or the Area of Special Residential Character.

7.3 Residential amenity – Acceptable

7.3.1 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.

7.3.2 The first floor rear extension is similar to that which was permitted but with an increase in ridge height, it is considered that this alteration would have no significant impact on neighbouring amenity.

- 7.3.3 The loft conversion may create some additional perceived overlooking however in a residential setting such as this one a degree of overlooking is already experienced and it is considered that a loft conversion, on principal, would not increase this over and above the existing mutual overlooking.
- 7.3.4 The alterations to the existing roof would not cause any significant harm to the outlook and amenity of adjoining occupiers.
- 7.3.5 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 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: Application Permitted

Subject to the following conditions

- 1. Standard time limit**
- 2. Compliance with plans**
- 3. Matching Materials**