

<b>Committee Date</b>	05/08/2021	
<b>Address</b>	8 Greencourt Road Petts Wood Orpington BR5 1QW	
<b>Application Number</b>	21/01034/FULL6	<b>Officer</b> - Suzanne Lyon
<b>Ward</b>	Petts Wood and Knoll	
<b>Proposal</b>	Proposed first floor side extension and loft conversion with rear dormers	
<b>Applicant</b>	<b>Agent</b>	
Mr Greg Baird	Mr George Prinos	
8 Greencourt Road Petts Wood Orpington BR5 1QW	Kappa Planning Ltd 46-48 Ennersdale Road London SE13 6JB	
<b>Reason for referral to committee</b>	<b>Councillor call in</b>	
Call-in	Yes	

<b>RECOMMENDATION</b>	Application Permission
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<p><b>KEY DESIGNATIONS</b></p> <ul style="list-style-type: none"> <li>• Biggin Hill Safeguarding Area</li> <li>• London City Airport Safeguarding</li> <li>• Open Space Deficiency</li> <li>• Smoke Control SCA 4</li> <li>• Area of Special Residential Character</li> </ul>
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<b>Representation summary</b>	Neighbour letters were sent 23.03.2021
Total number of responses	1
Number in support	0
Number of objections	1

## 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- No unacceptable impact on the character of the street scene or surrounding ASRC would arise; and
- No unacceptable impact would arise to neighbouring occupiers.

## 2 LOCATION

2.1 The application site is two storey semi-detached property located on the southern side of Greencourt Road. The site is located within the Petts Wood Area of Special Residential Character.



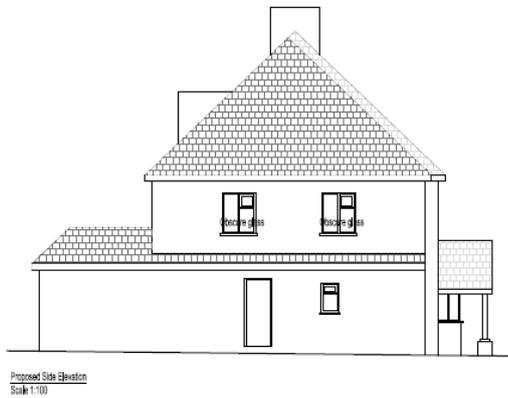
### 3 PROPOSAL

- 3.1 Permission is sought for a first floor side extension which will project 2.7m from the flank elevation and will be 8.5m deep. The proposal also includes a loft conversion with two rear dormers to provide habitable accommodation within the roof space.
- 3.2 Revised plans were received 7<sup>th</sup> July 2021 to remove the front roof lights and 21<sup>st</sup> July 2021 to increase the separation to the flank boundary to a minimum of 1m.
- 3.3 This application has been 'called-in' by ward Councillors.

*Existing elevations:*



*Proposed elevations:*



## 4 RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows:

- 15/00852/FULL6 - Roof alterations to incorporate rear dormer, front/side and rear extension and steps – Refused 21.04.2015
- 15/01878/FULL6 - Single storey front/side and rear extension - Permitted 22.06.2015

## 5 CONSULTATION SUMMARY

### A) Statutory

- N/A

### B) Local Groups

- N/A

### **C) Adjoining Occupiers (summary)**

- Design - *points addressed in paragraph 7.1*
  - Excessive bulk and height
  - Interwar housing guidance states that new works should respect... "the scale and visual separation of the houses"; this extension, on-top of a previous extension will materially impact the visual separation of the houses contrary to this existing guidance. This is further exacerbated by the limited distance between the current extension and the boundary fence.
  - Previous concerns that the proposal does not conform to its 0.9m boundary requirements, do not appear to have been addressed
  - The current extension is at a maximum of 1m and minimum 87 cm from the boundary fence, a fence which was already moved further away from number 8 when the fencing was replaced during the previous works.
  - The previous proposals (15/00852/FULL6) were more in keeping with the area
  - Multiple properties in the surrounding area have amended rooflines for loft conversions, including several on Greencourt Road, which maintain the overall space and feel of the road and area, without impacting on the light and enjoyment of their neighbouring properties.
- Impact on neighbours - *points addressed in paragraph 7.2*
  - Loss of day light and sun light to neighbouring side windows
  - Addition of multiple windows will increase overlooking and loss of privacy
- Other:
  - The proposed side extension should be refused for the following reasons:
    - (1) By reason of its excessive bulk and height, its changes to the roofline and its very close proximity to the boundary with No. 10 Greencourt Road (under .9m), would constitute an oppressive feature that would result in a detrimental impact on the amenities of the occupants of this property by reason of harmful visual impact, contrary to Policies BE1 and H8 of the Unitary Development Plan.
    - (2) The side extension and roof alterations would significantly erode the balance and symmetrical appearance of this pair of semi-detached houses, and would be detrimental to the character of the street scene and the Area of Special Residential Character in general, contrary to Policies BE1, H8 and H10 of the Unitary Development Plan

Please note the above is a summary of the material planning considerations and the full text is available on the council's website.

## **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 The London Plan**

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

**6.6 Bromley Local Plan 2019**

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

**6.7 Bromley Supplementary Guidance**

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

**7 ASSESSMENT**

**7.1 Design, layout and scale – Acceptable**

7.1.1 The site is located within the Petts Wood Area of Special Residential Character (ASRC). The original plans for Petts Wood date from the late 1920s and early 1930s. While the houses were built over a number of years, in a number of similar though varied styles, the road layout and plot sizes were established in an overall pattern. Today the layout remains largely intact. Policy 44 states that proposals within an ASRC will be required to respect, enhance and strengthen their special and distinctive qualities. The full ASRC description can be found under Appendix 10.6 in the Bromley Local Plan.

7.1.2 The proposed first floor side extension which will project 2.7m from the flank elevation and will be 8.5m deep. The proposed first floor side extension will be set back 0.45m from the front elevation and incorporates a hipped roof over. The property forms one half of a pair of semi-detached properties. The adjoining property, No.6, retains the original hipped roof therefore there the proposal will result in a degree of unbalancing, however the proposed roof will be set back and hipped to match the angle of the main roof, therefore it is not considered sufficient to warrant refusal on this basis. Furthermore, it is noted that there are a number of first floor side extensions within the local vicinity, including No's 2, 19, 25 (opposite), 31 and 45. The proposal includes a loft conversion with two rear dormers and one rear roof light, to provide habitable accommodation within the roof space. Overall, the design and scale is considered subservient to the host property and would not result in a significant impact on the character or appearance of the host property or the street scene in general.

7.1.3 Policy 8 requires a minimum of 1m space from the side boundary of the site be retained for the full height and length of the flank wall of the building to prevent extensions which would be harmful to the spatial standards of its residential areas and an unrelated terracing effect. This is expected for the full height and length of the flank wall including any existing ground floor aspect. In order to prevent a cramped appearance which can lead to unrelated terracing and to safeguard the amenities of the neighbouring property. The policy also states that where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. The existing property has an existing ground floor side extension, approved under planning ref.15/01878/FULL6, which provides 1.04m separation to the boundary, reducing to 0.9m as the boundary line tapers in towards the rear. The proposed first floor side extension will be located over the existing ground floor and will be set in and additional 0.1m in order to provide a 1.14m separation to the flank boundary, which reduces to 1.04m at the rear. It is therefore considered that the proposal is compliant with Policy 8 as it maintains a minimum of 1m separation for the full depth of the proposed first floor extension and would not lead to unrelated terracing.

7.1.4 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 generally.

## 7.2 Residential Amenity – Acceptable

7.2.1 The proposed first floor side extension which will project 2.7m from the flank elevation and will be 8.5m deep, providing 1m separation to the flank boundary. Given the modest scale and separation proposed, the proposal will not impact significantly on the amenities of the neighbouring property to the east, No.10, with regards to loss of light, outlook or visual amenities. The proposal includes two first floor flank windows which are indicated to be obscure glazed, as such, the proposal is not considered to result in a significant impact on current privacy levels. It is considered appropriate to include a condition to ensure the flank windows are obscure glazed and fixed shut below 1.7m in order to protect current privacy levels.

- 7.2.2 The proposed side extension will not project beyond the front or rear elevation therefore will not be visible from the neighbouring property to the west, No.6. As such, the proposal is not considered to impact on the amenities of this neighbouring property with regards to loss of light, outlook or visual amenities.
- 7.2.3 The main concern in regards to neighbouring amenity as a result of a loft conversion are the rear dormers, whilst dormers in some locations can increase overlooking to an unacceptable level it is considered that the addition of dormers to the rear of No.8 would not create any loss of privacy over and above what would normally be expected in a residential setting such as this.
- 7.2.4 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 ASRC 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

As amended by documents received on 14<sup>th</sup> June 2021 and 21<sup>st</sup> July 2021

**Subject to the following conditions:**

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Matching materials**
- 4. Obscure glaze and fix shut first floor flank windows below 1.7m**
- 5. A minimum of 1m side space should be retained along the eastern flank elevation.**