

Committee Date	19/08/2021		
Address	16 Silverdale Road Petts Wood Orpington BR5 1NJ		
Application number	21/02736/FULL6	Officer	Emily Harris
Ward	Petts Wood and Knoll		
Proposal (Summary)	Single storey front/side/rear extension		
Applicant Mrs Caroline Taghioff	Agent Mr Stefan Pop		
16 Silverdale Road Petts Wood Orpington BR5 1NJ	2 Greencourt Road Petts Wood Orpington BR5 1QW United Kingdom		
Reason for referral to committee	Call in	Councillor call in Yes	

RECOMMENDATION	Permission
-----------------------	------------

KEY DESIGNATIONS
<ul style="list-style-type: none"> • Area of Special Residential Character • Biggin Hill Safeguarding Area • London City Airport Safeguarding • Smoke Control SCA 4

Vehicle parking	Existing number of spaces	Total including proposed retained spaces	Difference in spaces (+ or -)
Standard car spaces	3	2	-1
Disabled car spaces	0	0	0
Cycle	0	0	0

Electric car charging points	0
-------------------------------------	---

Representation summary	Neighbour letters issued – 29/06/21
Total number of responses	1
Number in support	1
Number of objections	0

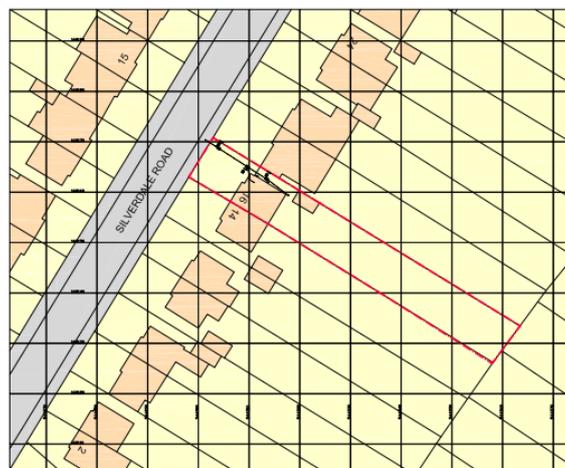
1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Proposed development would not have a detrimental impact on design of host building and would not overdevelop the site;
- Proposed development would not have a detrimental impact on the spatial standards or visual amenity of the Area of Special Residential Character;
- No unacceptable impact would arise to neighbouring occupiers;
- No unacceptable highways impacts would arise; and

2. LOCATION

2.1 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).

2.3 Site Location Plan:



Ordnance Survey, (c) Crown Copyright 2021.
All rights reserved. Licence number 100022432

3. PROPOSAL

3.1 Planning permission is sought for the construction of a single storey side/rear extension.

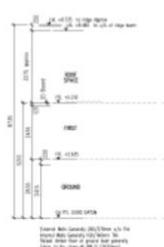
3.2 The proposed front extension would project to the front elevation for a distance of 0.7m and would have a width of 5.3m. The extension would have a tiled, pitched roof with an eaves height of 2.7m, and a maximum height of 3.5m.

3.3 The side extension would measure 2.4m wide for a depth of 6m. The extension would then narrow towards the rear to a width of approximately 1.4m for a further 5.7m before wrapping around the host dwelling and projecting to the rear for a distance of 3.5m. This element would have a part flat, part pitched roof with an eaves height of 2.6m and a maximum height of 3.5m.

3.4 Existing elevations



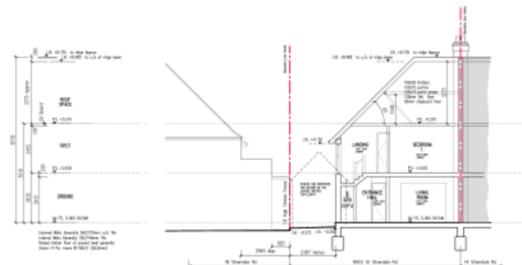
EXISTING WEST ELEVATION
@ 1:100



EXISTING NORTH ELEVATION
@ 1:100



EXISTING EAST ELEVATION
@ 1:100

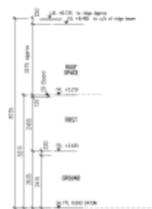


EXISTING SECTION A - A
@ 1:100

3.5 Proposed elevations



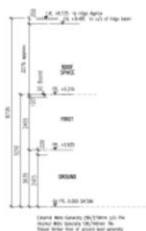
PROPOSED WEST ELEVATION
@ 1:100



PROPOSED NORTH ELEVATION
@ 1:100



PROPOSED EAST ELEVATION
@ 1:100



PROPOSED SOUTH ELEVATION
@ 1:100

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history relating to the application site is summarised as follows:
- 4.2 Under ref. 21/02736/FULL6 Loft conversion to create a new bedroom with associated bathroom. New side and rear dormer. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) - Pending consideration

5. CONSULATION SUMMARY

a) Statutory

Highways:

- The proposal will remove the rear garage. The garage indicated on the proposed plans is probably too narrow for most cars. There is, however, parking on the frontage for at least 2 vehicles and I would have no objection to the application.

b) Local groups

- None

c) Adjoining Occupiers

1 representation of support was received:

- In support of the application – No.14 also proposes to do a similar proposal

Please note that full comments can be viewed on the on-line file.

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 National Planning Policy Framework was updated 20th July 2021.

6.4 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.

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

6.6 National Policy Framework 2021

6.7 NPPG

6.8 The London Plan

Policy D1 London's form and characteristics

Policy D2 Delivering good design

6.9 Mayor Supplementary Guidance

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

6.10 Bromley Local Plan 2019

6 Residential Extensions

30 Parking
37 General Design of Development

6.11 Bromley Supplementary Guidance

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

7. Assessment

7.1 Design - Layout, scale height and massing – Acceptable

- 7.1.1 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.
- 7.1.2 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.
- 7.1.3 The host dwelling falls within the Petts Wood 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.
- 7.1.4 The Petts Wood ASRC entry within the Bromley Local Plan sets out that 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.
- 7.1.5 The ASRC has an open, suburban and semi-rural feel, predicated by low boundaries and visible front gardens set back from the road as well as the width of the separation between the houses which is of a particularly high standard. This allows many of the trees and greenery which prevail throughout the area to be seen from the street. Large rear gardens also provide the area with a high level of amenity. The plot sizes, the alignment of the houses to the Garden Suburb principle underline the character, rhythm, symmetry and spatial standards of the ASRC.

- 7.1.6 The single storey front extension will project approximately 0.7m forward of the host dwellings main front elevation. The extension will retain a separation distance of approximately 9.5m from the public highway which will ensure a suitable front garden area is retained. The extension would have a pitched roof which is also proposed to sit above the front entrance forming an porch. The depth and height of the front extension would be subservient to the main dwelling and would not result in an overdevelopment of the site. The proposed materials will match those of the host property which would be complementary and compatible with the application site and developments in the surrounding area.
- 7.1.7 It is noted that a large number of properties within Silverdale Road have extended forward of the front building line through the addition of garage or front porch extensions. There are also several examples within the immediate area of properties which have carried out similar types of development to the proposed, such as No. 5, 6, 7 and 11. It is also noted that a similar proposal was granted permission at No.10 under ref. 20/04071/FULL1. It is recognised that a number of these extensions took place prior to the adoption of the ASRC however their existence is considered to form part of the character of Silverdale Road. Taking into account the existence of these extensions, and the separation distance that would be retained from the front boundary of the site, it is not considered that the development would have a detrimental impact on the pattern of development or spatial standards of the area or be at odds with the objectives of the ASRC. It is also recognised that the adjoining dwelling, No.14, has not been extended to the front or side. Taking into account the single storey height, width and design of the proposed front extension it is not considered that the development would lead to an unbalancing of the semi-detached pair. It is therefore considered that this element of the proposed will not harm the character of the ASRC or the streetscene in general.
- 7.1.8 The size, scale and bulk of the side and rear extensions would not significantly alter the appearance of the host dwelling and would ensure a suitable level of amenity space is retained at the rear of the site. The proposed height and depth of the extensions would be subservient to the main dwelling and would not result in an overdevelopment of the site as a whole. The proposed materials will match those of the application property which would be complementary and compatible with the application site and developments in the surrounding ASRC. The extensions would not be widely visible from the street and, taking into account the proposed design and materials, it is not considered that this element of the proposed would be harmful to the character of the ASRC or the streetscene in general.
- 7.1.9 Having regard to the form, scale, siting and proposed materials it is considered that proposed development would complement the host property and would not result in a detrimental impact upon the spatial standards and visual amenity of the ASRC.

7.2 Neighbourhood Amenity - Acceptable

- 7.2.1 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.
- 7.2.2 The ground floor rear extension will project along the boundary with No.14, which sits to the south of the host dwelling. It is noted that this neighbouring property does not benefit from a rear extension. The proposed extension would be set away from the shared boundary by a distance of 0.1m and would project 3m beyond the rear windows of this neighbouring dwelling. While this element of the proposed extension would have some impact on the light and outlook of No.14, it is not considered that this would be adverse enough to warrant a refusal of the application when the existing arrangement of the properties is taken into account along with the height and depth of the development. It is also noted that a letter of support for the proposal was received from No.14.
- 7.2.3 The front, side and rear extensions will project along the boundary with No.18 for a depth of approximately 6m before stepping in by 1.0m and projecting a further 5.7m in depth. No.18 sits approximately 1m from the boundary with the host dwelling and currently benefits from a single storey side/ rear extension which measures approximately 4.5m in depth. The proposed rear extension would not project beyond the rear windows of this neighbouring property. Therefore, taking into account the arrangement of the two properties, along with the orientation of the site and height and depth of the proposed, it is not considered that the development would result in and adverse impact on neighbouring amenities in terms of overshadowing, loss of light or overbearing impact.
- 7.2.4 The proposed window to the rear, because of their location and size, would not result in an increased chance of overlooking or loss of privacy to neighbouring residents over and above that which currently exists.
- 7.2.5 Having regard to the scale, siting and separation distance of the development, it is considered that a significant loss of amenity with particular regard to light, outlook, privacy and prospect would not arise.

7.3 Highways - Acceptable

- 7.3.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.3.2 London Plan and Bromley Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and Bromley Local Plan should be used as a basis for assessment.

7.3.3 The proposed development involves the loss of the existing detached garage and the proposed garage is too narrow to accommodate a car. There is, however, parking on the frontage for at least 2 vehicles and as such there is no objection from a highways perspective.

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: PERMISSION

Subject to the following conditions:

1. Standard time limit of 3 years
2. Standard compliance with approved plans
3. Materials to match those of host dwelling

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