

Committee Date	30.09.2021	
Address	263 Crescent Drive Orpington Kent BR5 1AY	
Application Number	21/03470/FULL6	Officer - Jennie Harrison
Ward	Petts Wood and Knoll	
Proposal	Front porch, single storey side/rear extension with light lantern and elevational alterations	
Applicant	Agent	
Mr Paul Baker	Mr Frank Knight	
263 Crescent Drive Petts Wood Orpington BR5 1AY	1 Forde Avenue Bromley BR1 3EU	
Reason for referral to committee	Councillor call in	
Related to Council Employee	No	

RECOMMENDATION	Application permitted
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 8</p>

Land use Details		
	Use Class or Use description	Floor space (GIA SQM)
Existing	C3	99.18
Proposed	C3 (no change proposed)	105.99

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 –17.08.2021	
Total number of responses	1	
Number in support	0	
Number of objections	1	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The extensions would compliment the character and appearance of the host dwelling and street scene.
- The extensions would have no significantly detrimental impact on neighbouring amenity.

2. LOCATION

2.1 The site hosts a semi-detached two storey dwelling located to the west side of Crescent Drive, within a residential location.

2.2 Site Location Plan:



3. PROPOSAL

3.1 The application seeks permission for a single storey front porch that would have a depth of 1.3m, a width of 2m, an eaves height of 2.3m and a ridge height of 3.5m.

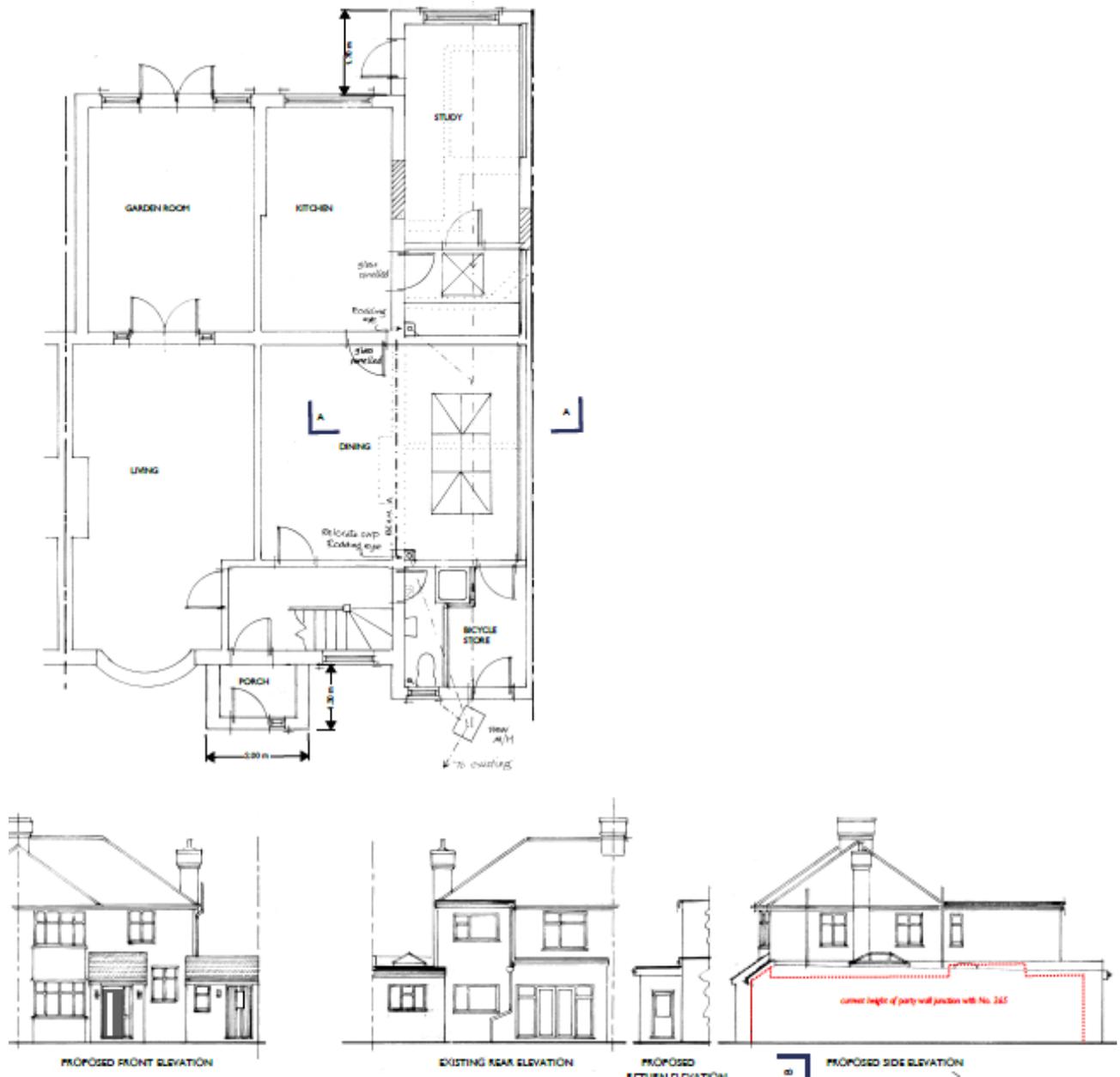
3.1.1 The application also proposes to in part replace an existing store and infill an area beside it and the internal courtyard creating an extension with a depth of 6.6m, a width of 2.9m and a height of 3.2m.

3.1.2 Elevational alterations would involve replacing the existing window to the front elevation with a window and a door to provide access for bicycle storage

3.2 Existing plans and elevations



3.3 Proposed plans and elevations:



4. RELEVANT PLANNING HISTORY

4.1 86/03463/FUL – Single storey rear extension - Permitted

5. CONSULTATION SUMMARY

A) Statutory

5.1 None

B) Local Groups

5.2 N/A

C) Neighbouring occupiers

5.3 Objections

5.3.1 Neighbouring amenity

- Increased height and length would affect light and sun on patio of No.265

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 2021) 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 2021**

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

6.8 **Bromley Supplementary Guidance**

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

7. ASSESSMENT

- Design – Layout and scale
- Residential Amenity

7.1 Design – Layout and 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. 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.

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

7.1.3 The front porch would have a minimal projection and would incorporate a pitched roof and matching materials to further maintain the character and appearance of the host dwelling and street scene

7.1.4 The alterations to the front to include a door into a bicycle store would have a negligible impact on the character and appearance of the host dwelling and street scene.

7.1.5 The proposed extension would infill an area beside an existing store and an internal courtyard, as such it is considered that the proposed works would regularise the building line and would have a positive impact on the character and appearance of the host dwelling.

7.1.6 Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension(s) 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 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 rear extension would be sited nearest the boundary with number 265 and as such it is considered that there would be no significant impact on the adjoining occupiers at number 261

7.2.3 It is noted that the neighbour at number 265 has raised concerns in regards to the increased depth and height. There would be an increase in depth of 0.7m and an increase in height of 0.5m, as such it is considered that, on balance, there

would be no significantly detrimental impact on the adjoining occupiers of number 265.

7.2.4 Given the scale and siting of the proposed front porch it is considered that there would be no significant impact on neighbouring amenity

7.2.5 The proposed elevational alterations are not considered to have any impact on neighbouring amenity, however due to the insertion of an additional door in the front elevation a condition should be added to any permission to prevent severance from the main dwelling.

7.2.6 Having regard to the scale, siting and separation distance of the development, it is considered that no 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 unacceptable in that it would result in a significant loss of amenity to local residents.

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**
- 4. Non-severance (bicycle store)**