

<b>Committee Date</b>	25.11.2021	
<b>Address</b>	68 Broxbourne Road Orpington BR6 0BA	
<b>Application Number</b>	21/01272/FULL6	<b>Officer</b> - Jacqueline Downey
<b>Ward</b>	Petts Wood And Knoll	
<b>Proposal</b>	Single storey side and rear extension	
<b>Applicant</b>	<b>Agent</b>	
Mr Duolao Wang	Mr Mark Baker	
68 Broxbourne Road Orpington BR6 0BA	12 Swift Avenue Finberry Ashford TN25 7GD Kent	
<b>Reason for referral to committee</b>	<b>Councillor call in</b>	
	Call-In	Yes

<b>RECOMMENDATION</b>	PERMISSION
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 4</p>
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<b>Land use Details</b>		
	Use Class or Use description	Floor space (GIA SQM)
Existing	C3 Single Dwelling	238.2

Proposed	C3 Single Dwelling	272.0

<b>Vehicle parking</b>	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	6	6	0
Disabled car spaces			
Cycle			

<b>Electric car charging points</b>	Percentage or number out of total spaces 0
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<b>Representation summary</b>	Letters to neighbours were sent out on the 23.06.2021 and again on the 02.11.2021
Total number of responses	1
Number in support	0
Number of objections	1

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

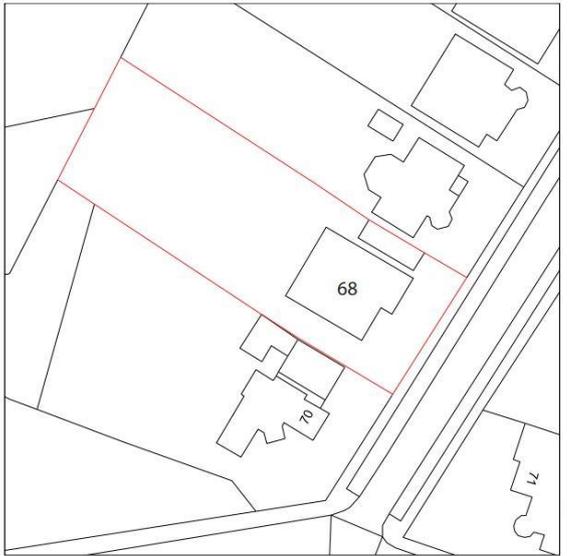
- The proposal would not impact detrimentally on local character or the ASRC
- The proposal would not result in a harmful loss of amenity to local residents.

## 2. LOCATION

2.1. The site hosts a two storey detached dwelling with a detached side garage and the property is situated on the north west side of Broxbourne Road.

2.2. The site is situated within the Knoll Area of Special residential Character (ASRC).

2.3. Location Plan:



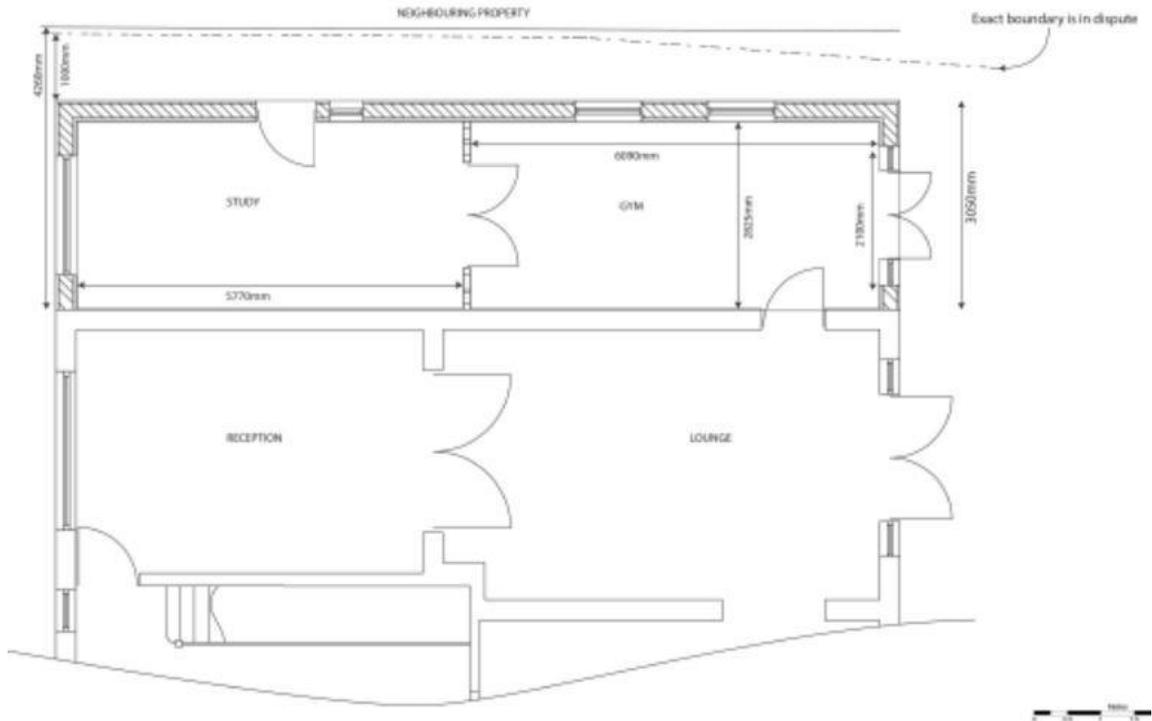
2.4. Photograph of the property from the street



### 3. PROPOSAL

3.1. The proposal involves a single storey side extension with a width of 3.1m which span the full length of the main dwelling and existing single storey rear extension, it would have a length of 12.6m. The proposed side extension would have a pitched roof with a ridge height of 3.8m and eaves height of 2.7m to the front and as a result of the lower ground level towards the rear of the site, the maximum height at the rear would be 4m and the eaves height would be 2.6m.

3.2. Proposed Ground Floor Plan:



### 3.3. Proposed Front and Rear Elevations:



Proposed Front Elevation  
1 : 100



Proposed Rear Elevation  
1 : 100

### 3.4. Proposed Side Elevation:



Proposed Side Elevation  
1 : 100

### 3.5. Existing Front, Side and Rear Elevations:



#### 4. RELEVANT PLANNING HISTORY

- 4.1. 11/00053/FULL6 - Part one/two storey rear extension. Front porch – Permitted
- 4.2. 11/00696/FULL6 - Part one/two storey rear extension. Front porch - Permitted
- 4.3. 11/02710/FULL6 - Part one / two storey rear extension. front porch (revision to approved scheme ref no: 11/00696 to include roof alterations to single storey rear extension) – Permitted

#### 5. CONSULTATION SUMMARY

##### A) Statutory

None were received

##### B) Local Groups

None were received

##### C) Adjoining Occupiers

###### Inaccuracies in scale (addressed in para 7.2)

- The scales given do not tally with most of the measurements given on the drawings
- individual drawings contradict each other making the plans quite indecipherable.

###### Detrimental to the character of the area (addressed in para 7.2)

- In potential detriment to the area and the adjacent properties, the widths for the side space
- Stepping back the frontage would improve the overall appearance.

###### Boundary dispute (addressed in para 7.2)

- boundary with no 70 have been wrongly measured, drawn and shown.

###### Loss of privacy (addressed in para 7.2)

- The rear side windows would not respect the privacy of either no 70 or no 68.

### Security (addressed in para 7.2)

- The means of securing the remaining side space is not given.

## **6. POLICIES AND GUIDANCE**

- 1.1. 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 published on 24 July 2018 and updated on 19 February 2019.
- 6.4 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.
- 6.10 The application falls to be determined in accordance with the following policies:

### London Plan

D4 - Delivering good design  
D1 - London's form and characteristics  
HC1 - Heritage conservation and growth

### Bromley Local Plan

6 Residential Extensions  
37 General Design of Development  
44 Areas of Special Residential Character

### Additional guidance

Supplementary Planning Guidance 1  
Supplementary Planning Guidance 2

## **7. ASSESSMENT**

### 7.1. Design and impact on ASRC Acceptable

- 7.1.1. Paragraph 124 of the NPPF (2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.1.2. Paragraph 127 of the NPPF (2018) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). New development shall also establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.1.3. London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.1.4. Policies 6 and 37 of the BLP and the Council's Supplementary Planning Guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. It is further stated that dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area.
- 7.1.5. Policy 44 states that proposals within an ASRC will be required to respect and complement the established and individual qualities of the individual areas.
- 7.1.6. The proposed side extension would have a width of 3.1m which is considered to appear in-keeping with the scale of the host dwelling which is a fairly large detached dwelling. The proposed extension would not be set back from the main front elevation however it would have a pitched roof which is pitched away from the front and side therefore it would have a modest bulk and a degree of subservience to the host dwelling. The proposed pitched roof would also be sympathetic to the character of the appearance of the host dwelling.
- 7.1.7. Furthermore, there are other examples of side garage or extension to other properties in the road which are approximately level with the main front elevations, such as at Nos. 63, 65 and at N0. 69 has a similarly design side

projection or side/front garages which project beyond the front elevation including No. 71. It is therefore considered that the proposed extension would not be out of character with the surrounding development or have a harmful impact on the character of the Knoll ASRC.

7.1.8. Photo of No. 63:



7.1.9. Photo of No. 69:



7.1.10. Photo of No. 65:



7.1.11. On balance, having regard to the form, scale, siting and proposed materials it is considered that the proposal would not appear out of character with surrounding development or the ASRC generally.

## 7.2. Neighbouring Amenity

7.2.1. The proposed extension would have a depth of 3.5m beyond the existing first floor rear elevation matching the depth of the existing single storey rear extension. There would be a separation of 1m between the proposed extension and the neighbouring property, No. 70. This neighbouring property has two storeys along the boundary which projects slightly further rearwards than the proposed extension. There are no flank windows adjacent to the proposed extension. The ground floor is a covered terrace which has an outlook onto the rear garden which would not be affected by the proposed extension and it is already overshadowed by the first floor. It is not therefore considered that the proposed extension would result in a harmful loss of outlook, prospect, light or privacy to the rear windows and outdoor amenity space of this neighbouring property.

## 7.2.2. Aerial view of the site and No. 70



- 7.2.3. Concerns have been raised regarding the position of the boundary line between the site and No. 70 and the dimensions on the plans. Boundary disputes are a private civil matter between the neighbours and the Council cannot usually get involved. This matter should be dealt with by the interested parties. In addition, a party wall agreement would normally be undertaken. This is also a matter the Council would not become involved. The scale bars have been checked to what is considered by the Council to be a sufficiently accurate in this case. In addition, small disparities between the dimensions stated on the plan and when measured, the stated dimensions on the plan take precedence.
- 7.2.4. Having regard to the scale, siting, separation distance, orientation, existing boundary treatment 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 Petts Wood ASRC or the visual amenities of the area generally.
- 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 3 years**
- 2. Standard compliance with plans**
- 3. Matching materials**

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