

Committee Date	25.11.2021	
Address	66 Great Thrift Petts Wood Orpington BR5 1NG	
Application Number	21/01363/FULL6	Officer - Gill Lambert
Ward	Petts Wood And Knoll	
Proposal	Single storey rear extension and loft conversion with side and rear rooflights and elevational alterations	
Applicant	Agent	
Mr Thompson	Mr James Kay	
66 Great Thrift Petts Wood Orpington BR5 1NG	251 Eltham High Street Eltham SE9 1TY	
Reason for referral to committee	Councillor call in	
Call-In	Yes	

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Smoke Control SCA 4 Area of Special Residential Character</p>
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Representation summary	Neighbour letters were sent 12/04/21 & 13/10/21 (Revised plans)
Total number of responses	12
Number neutral	3
Number of objections	9

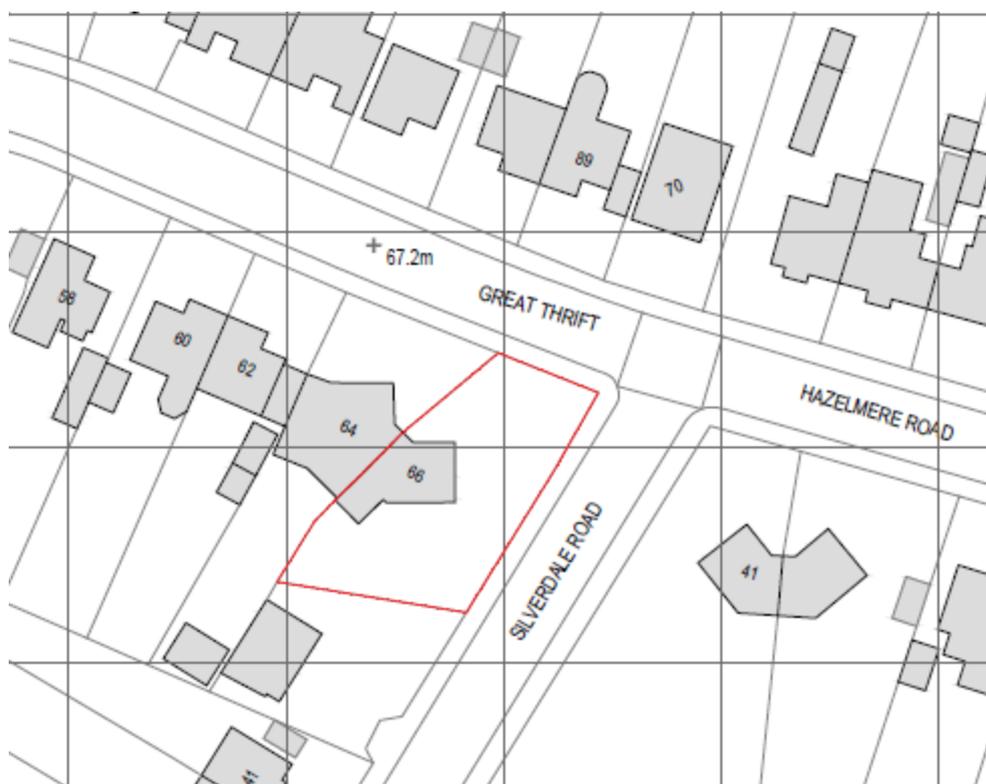
1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of the Area of Special Residential Character
- The development would not adversely affect the amenities of neighbouring residential properties.

2 LOCATION

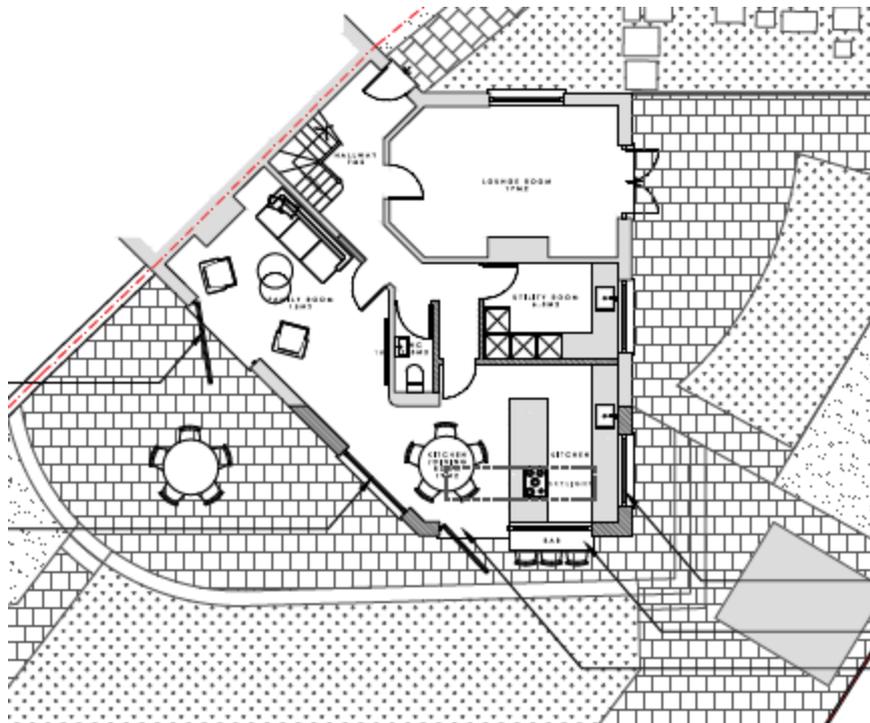
2.1 This semi-detached dwelling is located at the junction of Great Thrift, Hazelmere Road and Silverdale Road, and lies within Petts Wood Area of Special Residential Character.

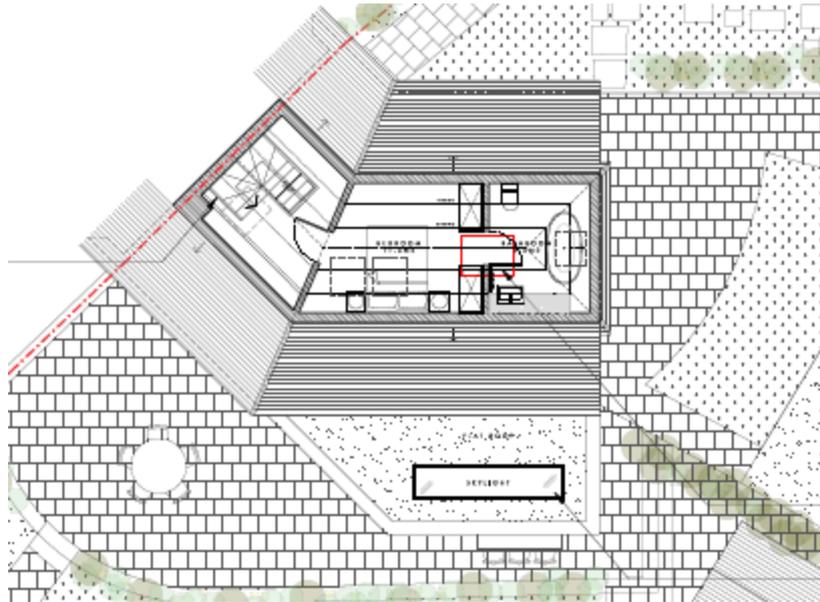
2.2 The property also lies within a part of the ASRC which is currently being considered for adoption as a Conservation Area (The Thrifts, Petts Wood).



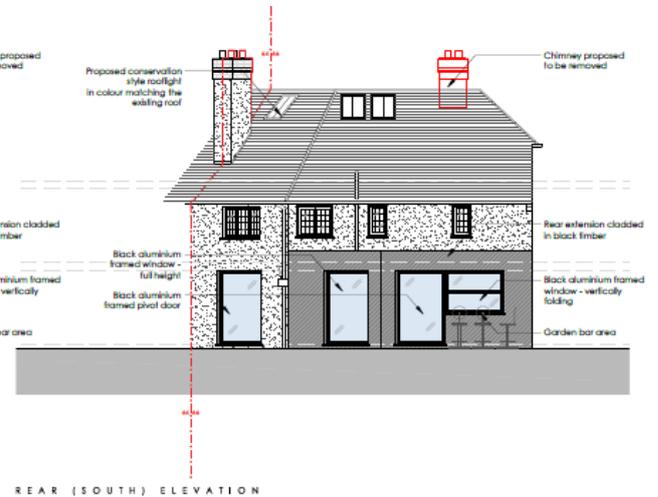
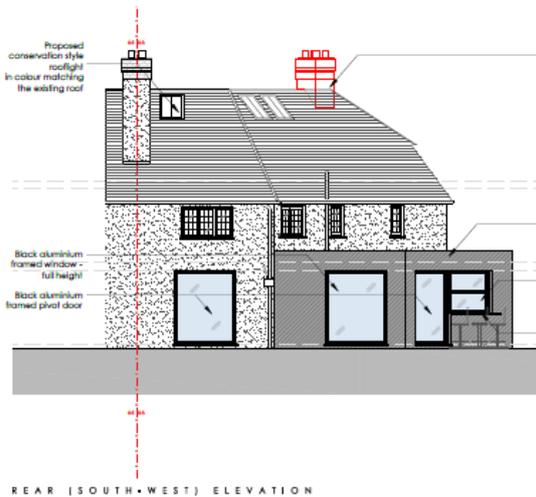
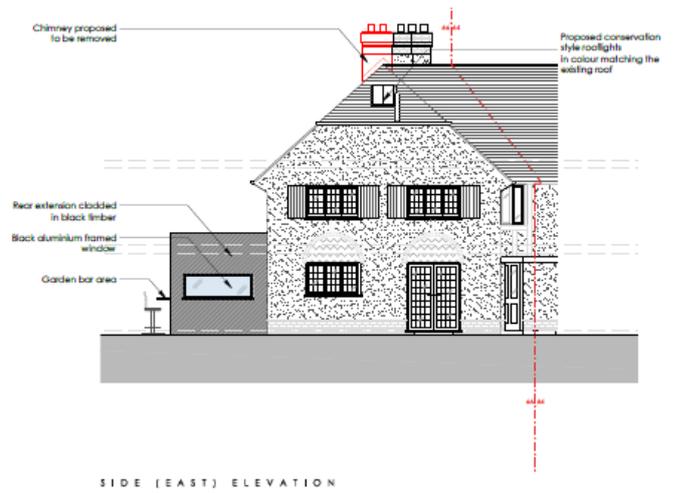
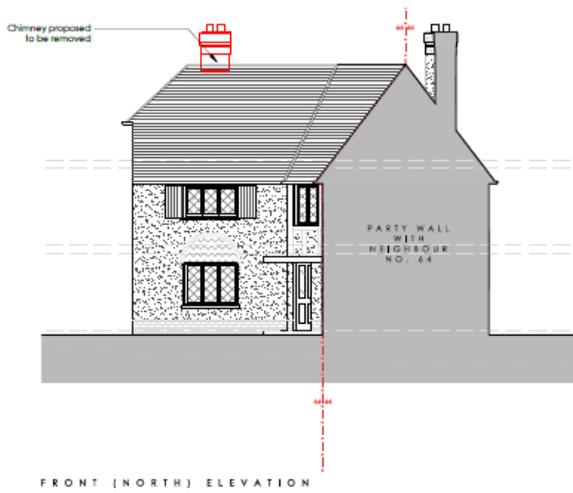
3 PROPOSAL

- 3.1 It is proposed to remove the existing rear conservatory and add a single storey rear extension which would be set further away from the side boundary with the adjoining semi. The extension would project 3m to the rear in a southerly direction, and would have a flat parapet roof with a skylight. It would be set back 4.5m from the western flank boundary with No.64, and 6m from the eastern flank boundary with Silverdale Road.
- 3.2 It is also proposed to convert the loft into living accommodation which would require the addition of 1 rooflight in the side roof slope, and 3 rooflights in the rear roof slopes. The existing chimney would also be removed which does not require planning permission.
- 3.3 The plans originally submitted showed 4 rooflights in the front roof slopes and 1 rooflight in the rear roof slope, but revised plans were subsequently submitted on 6th October 2021 in order to address concerns raised about the front rooflights.
- 3.4 Proposed ground floor and loft plans:





3.5 Proposed elevations:



4 RELEVANT PLANNING HISTORY

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

4.2 Permission was granted in 2018 (ref.18/00247/FULL6) for a single storey rear extension and a rear dormer, but this has now expired.

5 CONSULTATION SUMMARY

A) Adjoining Occupiers

Impact on visual amenities of the area (addressed in paras.3.3, 7.1.5, 7.1.6, 7.1.8, 7.1.9 & 7.1.10)

- Proposed front rooflights would have a detrimental impact on the visual amenities of the ASRC (the front rooflights are now deleted from the scheme)
- Rooflights would unbalance the “butterfly” pair of semi-detached dwellings at Nos.64 and 66
- This property is within the area currently being considered for a Conservation Area, and this should be taken into account
- The loft conversion at the adjoining semi (No.64) does not include front rooflights
- The revised plans have removed the front rooflights, but a side rooflight is now proposed which would be visible from Silverdale Road and would still unbalance the semi-detached pair
- The chimney should be retained to match the adjoining semi.

General (addressed in para.7.1.9)

- Proposals would set an undesirable precedent for similar developments in the area
- The existing rear solar panels are not shown on the submitted plans
- The drainpipes and vent pipes should be shown on the plans.

Neutral (addressed in paras.7.1.9)

- The amended plans omit the soil pipe exiting the building from the new toilet situated in the loft extension - If the soil pipe was to be placed either on the front or side elevations, it would be detrimental to the street view and affect the symmetry of the butterfly houses
- The existing solar panels on the rear, south side roof are not shown in any of the plans which would possibly affect the overall perspective from Silverdale Road especially with the inclusion of 2 roof lights in the same vicinity

Local Groups (Petts Wood & District Residents' Association) - (addressed in paras. 3.3, 7.1.5, 7.1.6, 7.1.8, 7.1.9 & 7.1.10)

- The existing rear solar panels are not shown on either the original or revised plans
- Four rooflights in the front roof slope would be out of character with the area (now deleted from the scheme)

- The loft conversion at another “butterfly” semi did not include front rooflights
- Permission was previously granted in 2018 to convert the loft at No.66 but this only proposed a rear dormer extension and did not include any rooflights to the front roof slope
- The amended plans omit the soil pipe exiting the building from the new toilet situated in the loft extension - If the soil pipe was to be placed either on the front or side elevations, it would be detrimental to the street view and affect the symmetry of the butterfly houses
- The revised plans have removed the front rooflights, but a side rooflight is now proposed which would still be visible from the adjacent road.

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 published on 20th July 2021, and is a material consideration.

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.

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

6.6 The London Plan

- D1 London's form and characteristics
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI4 Managing heat risk

- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T7 Deliveries, servicing and construction

6.7 Bromley Local Plan 2019

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

6.8 Supplementary Planning Guidance

- Petts Wood Area of Special Residential Character SPG
- SPG1 – General Design Principles
- SPG2 – Residential Design Guidance

7 ASSESSMENT

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.
- 7.1.2 London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.1.3 Policies 6 and 37 of the Bromley Local Plan (BLP) and the Council's Supplementary design 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.
- 7.1.4 Policy 44 of the BLP states that development proposed in areas designated as Areas of Special Residential Character (ASRCs) on the policies map will be required to respect, enhance and strengthen their special and distinctive qualities. In this regard, the Petts Wood ASRC is largely characterised by detached and semi-detached properties and their regularity of front and rear building lines, the consistency in the front roof lines which are largely untouched by roof extensions or conversions, and the symmetry between pairs and neighbouring pairs of houses.
- 7.1.5 The proposed single storey extension is confined to the rear, approximately 6m away from the side boundary with Silverdale Road, and would not therefore be very visible from the public domain, particularly as there is a high close-boarded fence along this boundary.
- 7.1.6 The proposed rooflights are mostly confined to the rear roof slope, apart from the side rooflight which would face Silverdale Road and would be located within the sloping half-hip of the gable roof. It would be visible from Silverdale Road to the side

as the property is located on a corner plot, but it would be relatively small in size and would be located at a high-level. The proposals are not therefore considered to appear overly dominant within the street scene, nor unduly unbalance the symmetry of these “butterfly” design semi-detached dwellings when viewed from the public domain.

7.1.7 Photos of front elevation of semi-detached pair, and side elevation of No.66:





7.1.8 Residents have raised concerns about the removal of the chimney which would unbalance the semi-detached pair, however, the placement of the existing chimneys to Nos.64 and 66 are not symmetrical, and the removal of the chimney would not, in any case, require planning permission.

7.1.9 Residents have also pointed out that the existing solar panels on the rear roof slope are not shown on the plans, according to records these were installed around 2011/2012 and do not need planning permission.

7.1.10 The proposals are not therefore considered to detract from the appearance of the dwelling, nor have a significant detrimental impact on the character and appearance of this part of Petts Wood Area of Special Residential Character.

7.2 Neighbouring amenity - Acceptable

7.2.1 Policy 37 of the BLP 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 proposed single storey rear extension would project 3m to the rear in a southerly direction, and would be set back 4.5m from the western flank boundary

with No.64. It would not therefore result in significant loss of light to or outlook from the adjoining semi.

7.2.3 The proposed rooflights at the side and rear would not result in any undue overlooking of neighbouring properties.

7.2.4 Photo of rear elevation:



7.2.5 Having regard to the scale, siting, separation distance, orientation and 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 was 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 and appearance of Petts Wood 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.

As amended by documents received 06.10.2021

RECOMMENDATION: PERMISSION BE GRANTED

The following conditions are recommended:

Standard Conditions:

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**

Compliance conditions:

- 3. Materials in accordance with plans**
- 4. Restrict use of flat roof**

Any other planning condition(s) considered necessary or requires amending by the Assistant Director of Planning