

Committee Date	17 February 2022	
Address	96 Petts Wood Road Petts Wood Orpington BR5 1LE	
Application Number	21/05370/FULL6	Officer - Lawrence Stannard
Ward	Petts Wood and Knoll	
Proposal	Proposed two storey side and rear extension, single storey rear extension with raised patio and steps, entrance door moved from side to front, and alterations to the front driveway to include front low level boundary wall	
Applicant	Agent	
C Bonds	Mr Connor McCarron	
96 Petts Wood Road Petts Wood Orpington BR5 1LE	23 Chichester Place Brighton BN2 1FF	
Reason for referral to committee	Call-In	Councillor call in
	Call-In	Yes

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Petts Wood Area of Special Residential Character Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 4</p>

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 3rd December 2021 2021. • Revised neighbour notification letters were sent on the 19th January 2022 (For revised description).
Total number of responses	1
Number in support	0
Number of objections	1

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character of the Conservation Area.
- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not adversely affect the amenities of neighbouring residential properties

2 LOCATION

- 2.1 The application site hosts a two storey detached dwelling located on the northern side of Petts Wood Road.
- 2.2 The site lies within the Petts Wood Area of Special Residential Character.



Figure 1: Site Location Plan

3 PROPOSAL

- 3.1 The application seeks permission for a two storey side and rear extension, single storey rear extension with raised patio and steps, entrance door moved from side to front, and alterations to the front driveway to include front low level boundary wall.

- 3.2 The proposed two storey side/rear extension would project 2.12m wide and 3m to the rear (where it would increase to 4.89m in width as it wraps partially around the rear). It would adjoin the single storey rear extension which would wrap around the two storey rear projection to project a maximum depth of 4m to the rear (1m beyond the two storey element) for the full width of the proposed dwelling. A raised patio would project 2.4m further to the rear, with additional steps to the garden and associated planting.
- 3.3 The front boundary alterations would consist of a 0.43m high boundary wall along its front perimeter and side boundaries, with piers at maximum height of approx. 0.65m. Alterations are also proposed to the hardstanding, with a front garden lawn section retained at the front of the site.

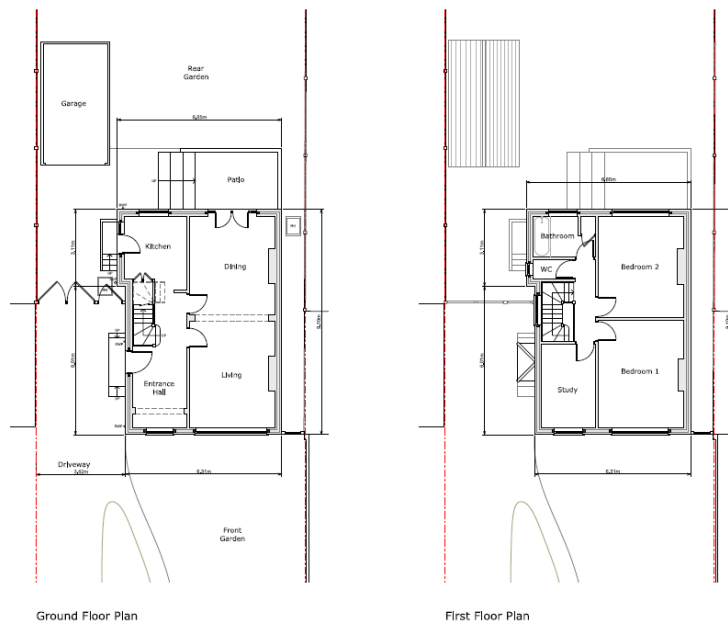


Figure 2: Existing Floor Plans

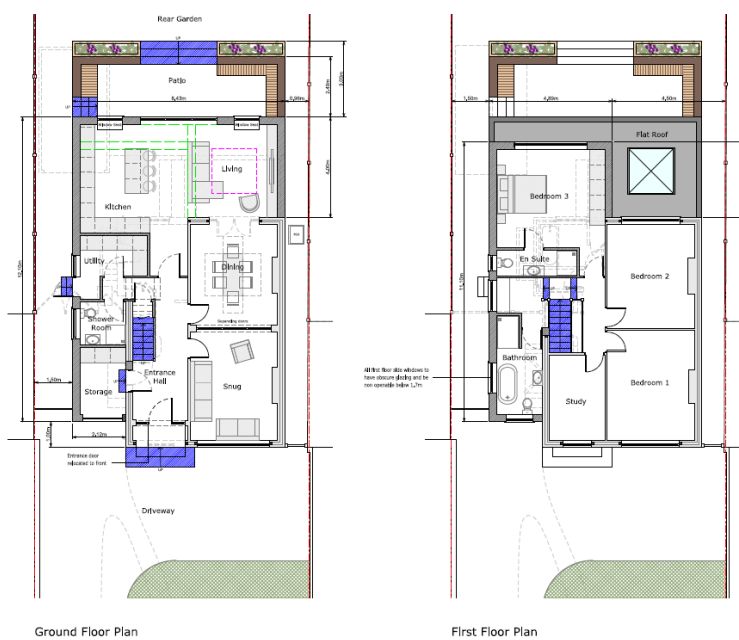


Figure 3: Proposed Floor Plans



Figure 4: Existing Elevations

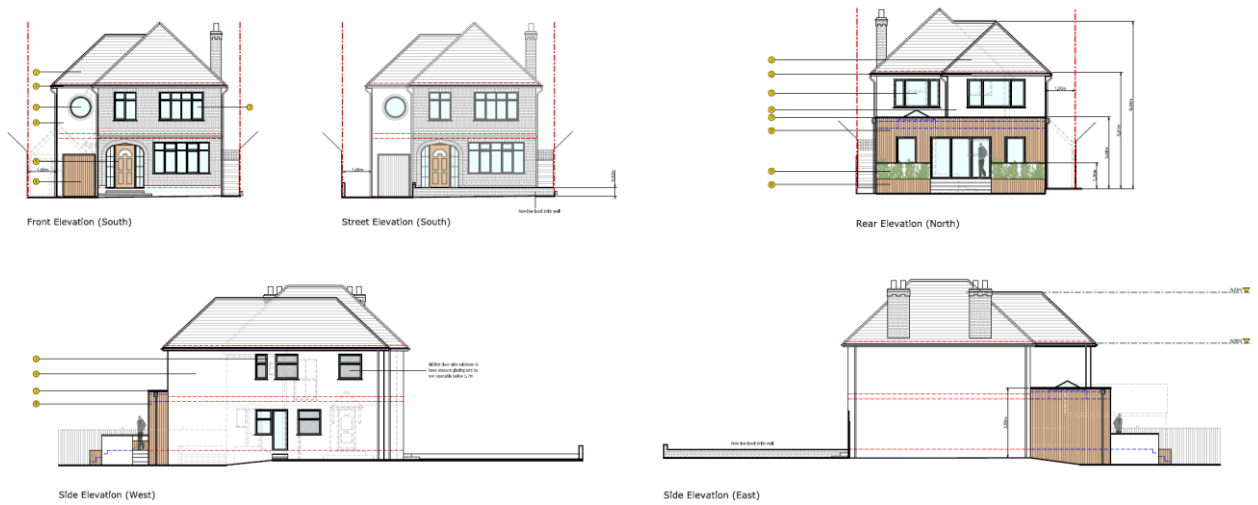


Figure 5: Proposed Elevations



Figure 6: Photograph of Front Elevation



Figure 7: Photograph of Rear Elevation

4 RELEVANT PLANNING HISTORY

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

- 18/05042/FULL6 – Single storey front, two storey side and single storey rear extensions – Refused
- 19/02426/FULL6 – Demolition of existing garage. Single storey front extension, two storey side extension, single storey rear extension with rooflights, light lanterns, raised patio with steps and widening of existing driveway – Refused

5 CONSULTATION SUMMARY

A) Statutory

No Statutory Consultations were received.

B) Local Groups

No Comments were received from local groups.

C) Adjoining Occupiers

The following comments were received from local residents;

Design (Addressed in Para 7.2)

- Two storey rear extension goes well beyond the existing building line of the properties at the rear.
- Over-sized development would destroy the character and visual amenity of Petts Wood Road.

Residential Amenity (Addressed in Para 7.3)

- Overbearing development.
- Loss of light and overshadowing.
- Overlooked by extension and raised patio.
- Building works would be an inconvenience in terms of time and noise.

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 2019

6.6 The London Plan

D1 London's form and characteristics

D4 Delivering good design
D5 Inclusive design

6.7 Bromley Local Plan 2019

6 Residential Extensions
8 Side Space
37 General Design of Development
44 Areas of Special Residential Character
123 Sustainable Design and Construction

6.8 Bromley Supplementary Guidance

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

7 ASSESSMENT

7.1 Resubmission

7.1.1 The application is a resubmission following a recently refused application under ref: 19/02426/FULL6 for the demolition of existing garage and erection of a single storey front extension, two storey side extension, single storey rear extension with rooflights, light lanterns, raised patio with steps and widening of existing driveway.

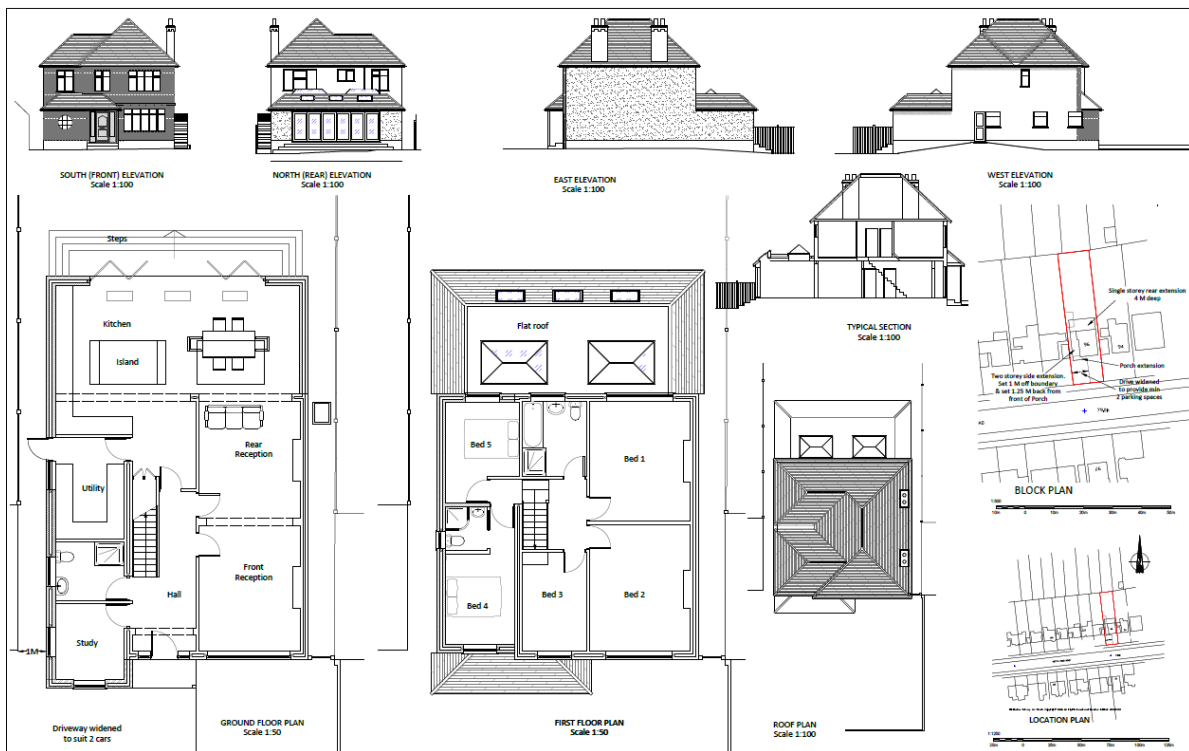


Figure 8: Plans for 19/02426/FULL6

7.1.2 The application was refused on the following grounds;

The site is located within an Area of Special Residential Character and the proposed development would fail to comply with the Council's requirement for an appropriate side space in this area, in respect of the two storey development, and would incorporate an unsatisfactory and prominent design which is out of character with the host property and local area. In the absence of an appropriate side space and subservience, the extension would constitute a cramped form of development, harmful to the visual amenities of the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and harmful to the character and appearance of the Area of Special Residential Character, thereby contrary to Policies 6, 37, 8 and 44 of the Bromley Local Plan and Policy 7.4 of the London Plan.

7.1.3 The current application seeks to overcome the previous refusal grounds by alterations to the scale and design of the extension. This includes a reduction in width of the side extension to provide a 1.5m separation to the flank boundary, and the setting back of the extension by 1m from the front. The extension would project further to the rear at first floor level to wrap partially around the rear, and the development would also include a larger patio area and a front boundary wall.

7.2 Design, Layout and Scale – Acceptable

7.2.1 Policy 8 of the Bromley Local Plan requires a minimum 1 metre space from the side boundary of the site for proposals of two or more storeys in height to be retained for the full height and length of the flank wall of the building. This policy seeks to ensure "that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas.". A greater separation to the boundary would normally be expected for developments in areas where greater spatial standards exist.

7.2.3 It is noted that, the presence of the term 'normally' in the body of policy 8 implies a need for discretion in the application of the policy, having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text.

7.2.4 As the site falls within the Petts Wood Area of Special Residential Character there is a presumption to preserve and enhance the special character and features of the area.



Figure 10: CGI Proposed

- 7.2.5 The proposed two storey side extension has been altered from the previous applications, so that it would provide an increased separation to the flank boundary (1.5m) and would also be set back from the front of the property by approx. 1m.
- 7.2.6 The extension would provide a subservient appearance to the house given the set back from the front and the lower ridge height, and this would also lessen its visual impact in terms of its proximity to the boundary. In any case, the 1.5m separation to the boundary would be increased from that previous proposed and would appear similar to several other properties in Petts Wood Road. It is therefore considered that the current scheme would provide adequate separation to the flank boundary that would prevent the development appearing cramped or resulting in unrelated terracing, and that the spatial standards of the ASRC would therefore be preserved.
- 7.2.7 With regards to the other design aspects of the extension, its overall footprint, scale and rearward projection is not considered excessive given the property benefits from a generous sized plot. The retention of the original hipped roof profile and the inclusion of the circular window at first floor level will ensure the original character of the property would be largely retained.
- 7.2.8 The proposed external finish would include a white painted render finish which would differ to the existing front elevation. However, the render finish is a prominent feature within the area and the host dwelling features an existing rendered flank and rear elevation. Therefore, it is not considered that this would appear out of keeping within the ASRC or harmful to the appearance of the host dwelling.
- 7.2.9 The other alterations to the front include the addition of a low boundary wall along its front perimeter and side boundaries, with a height of 0.43m featuring piers at maximum height of approx. 0.65m. Additional hardstanding is also proposed with a front garden lawn section retained at the front of the site. The level of hardstanding proposed is not considered out of keeping with other properties within the street scene, and the boundary wall would be of a modest height which would appear similar to other boundary walls within the street and would retain the openness of the frontages of the properties within the ASRC.
- 7.2.10 Having regard to the form, scale, siting and proposed materials it is therefore considered that the proposed extensions would complement the host property and would not appear out of character with surrounding development or the area generally. It is therefore

considered that the character of the Petts Wood Area of Special Residential Character would be preserved.

7.3 Residential Amenity – Acceptable

- 7.3.1 The rear elevation of the existing dwelling projects in line with that of both the adjoining neighbours, though No.94 does benefit from a small single storey projection to its rear. The proposed extension would project 4m at ground floor level, with the first floor projecting 3m to the rear.
- 7.3.2 The proposed single storey rear element would be similar to that proposed within the previous scheme, in which no concerns were raised. In any case, it is not considered that a 4m projection beyond the neighbouring properties would appear excessive and the impact would be further mitigated by the separation to either flank boundary (1.5m & 0.96m).
- 7.3.3 The first floor element of the extension to the rear would be reduced in footprint compared to the ground floor, projecting 3m for a width of 4.89m. As such, it would retain a separation of 4.5m to the shared boundary with No.94 and 1.5m to the boundary with No.98. As such, the extension would not project beyond the 45 degree line taken from the rear windows of the neighbouring properties and is therefore not considered to result in any unacceptable level of harm in terms of loss of light, outlook or visual amenity. The 1.5m separation for its full length and lower ridge height compared to the existing dwelling would also result in any impact on the flank windows of No.98 being modest.
- 7.3.4 In terms of the impact on privacy, the flank windows at first floor level in the two storey side extension are indicated to be obscure glazed and non-openable below 1.7m from floor level. Subject to a condition to ensure this, it is not considered the extension would result in any significant additional impact in terms of overlooking to the neighbouring properties, as any rear windows or ground floor windows in the side elevation would not provide additional opportunities for overlooking above that which already exists.
- 7.3.5 The raised patio to the rear would be set approx. 0.7m above ground level and would have a usable rearward projection of approx. 2m (the existing patio is approx. 0.5m and has an existing usable depth of approx. 2m). However, it would not exceed the height of the existing floor level of the dwelling and the patio would be set in from either flank boundary by 0.96m / 1.5m which would lessen any potential impact. Furthermore, the depth to the rear and overall footprint of the raised patio is not considered excessive. As such, on balance it is not considered it would result in any significant opportunities for overlooking or any unacceptable loss of privacy to the neighbouring properties.
- 7.3.6 Having regard to the above, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

7.4 Highways – Acceptable

- 7.4.1 London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and BLP should be used as a basis for assessment
- 7.4.2 The alterations to the front would consist of the addition of a 0.43m high boundary wall along its front perimeter and side boundaries, with piers at maximum height of approx.

0.65m. Additional hardstanding is also proposed with a front garden lawn section retained at the front of the site.

7.4.3 The proposed alterations would provide sufficient parking space within the curtilage of the site, and the low boundary wall would not result in impact upon vehicular or pedestrian sightlines.

7.4.4 Having regard to the above, it is considered the development would not impact adversely upon highway matters.

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

Conditions

1. Time Period
2. Materials as set out within the application
3. Compliance with approved plans
4. First floor flank windows obscure glazed