

Committee Date	03.03.2022	
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 rear dormer and rear rooflights	
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 The Thrifts Conservation Area</p>
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Representation summary	Neighbour letters were sent 12/04/21, 13/10/21 (Revised plans) & 03/02/22 (Revised plans)
Total number of responses	12
Number neutral	3
Number of objections	9

UPDATE

This application was deferred from the meeting on 25th November 2021 in order to address the impact of the proposals on the newly designated The Thrifts Conservation Area (designated at the 24th November Executive Committee meeting) within the report, and to seek clarification on the location of the side vent pipe.

Revised plans were subsequently submitted on 2nd February 2022 which have made the following changes to the scheme:

- The side rooflight has been removed
- The two rear rooflights have been repositioned within the existing rear roof slope
- All the solar panels have been removed from the roof
- A rear dormer has been added to match the adjoining semi
- The second floor bathroom would now be contained within the rear dormer rather than at the side of the main roof
- The single storey rear extension would now be white rendered to match the existing dwelling rather than clad in black timber.

The report is repeated below and updated where necessary.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

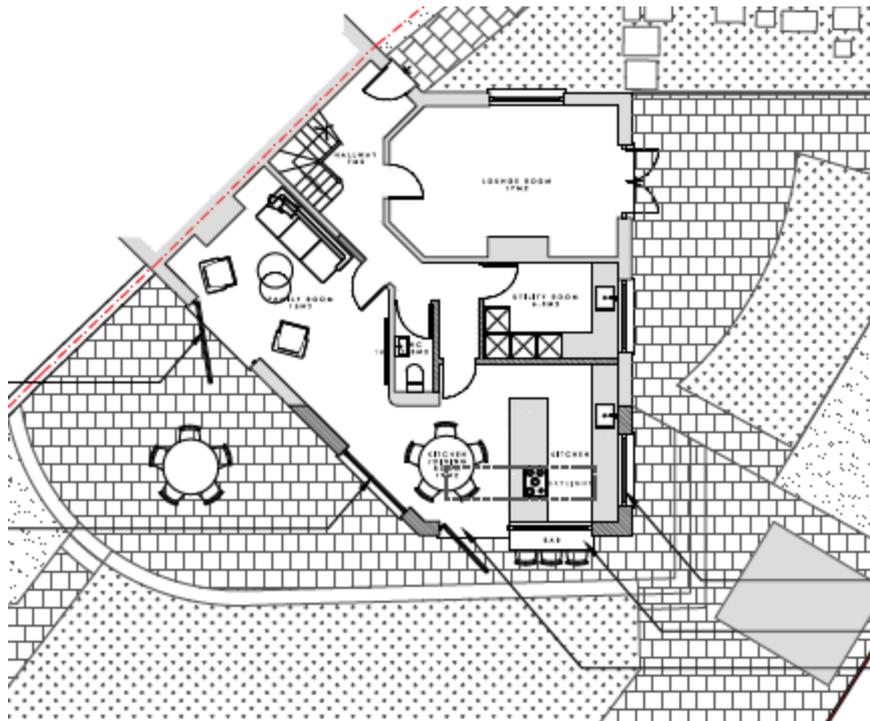
2 LOCATION

2.1 This semi-detached dwelling is located at the junction of Great Thrift, Hazelmere Road and Silverdale Road, and lies within the recently designated The Thrifts, Petts Wood Conservation Area.

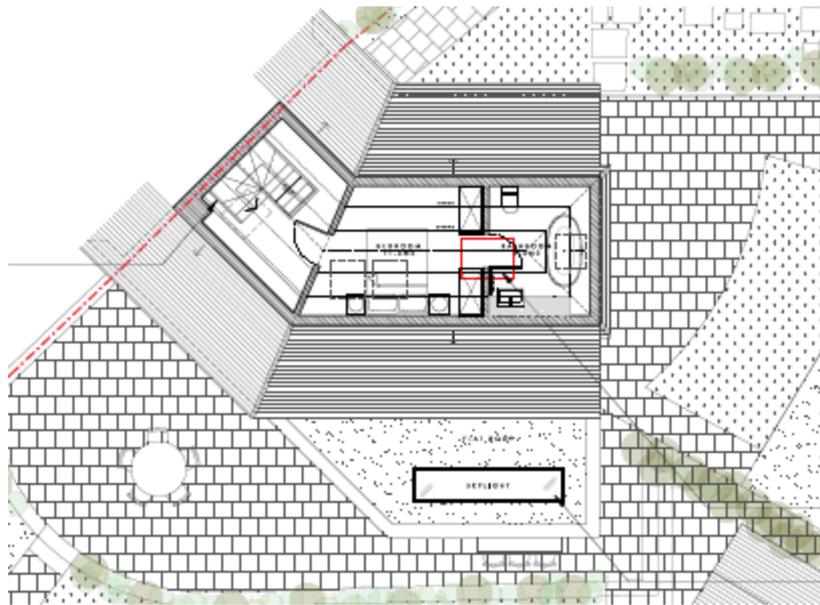


3 PROPOSAL

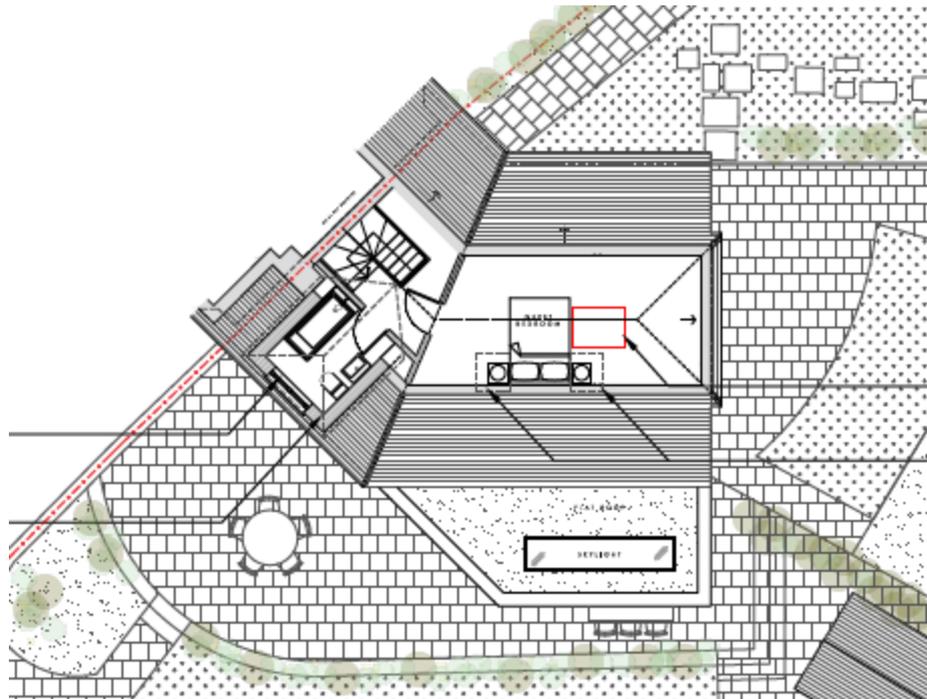
- 3.1 It is proposed to remove the existing rear conservatory and add a single storey rear extension which would be set further away from the side boundary with the adjoining semi. The extension would project 3m to the rear in a southerly direction, and would have a flat parapet roof with a skylight. 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. The revised plans submitted show that this extension would now be white rendered to match the existing dwelling rather than clad in black timber.
- 3.2 It is also proposed to convert the loft into living accommodation, and the revised plans now show that the 2 proposed rooflights in the rear roof slope would be repositioned, and the proposed side rooflight would now be omitted. A rear dormer extension is now proposed adjacent to the existing rear dormer at No.64 (the adjoining semi), and the existing solar panels would now all be removed from the roof. The existing chimney would also be removed which does not require planning permission.
- 3.3 Proposed ground floor plan:



3.4 Proposed loft plan (previously before committee)



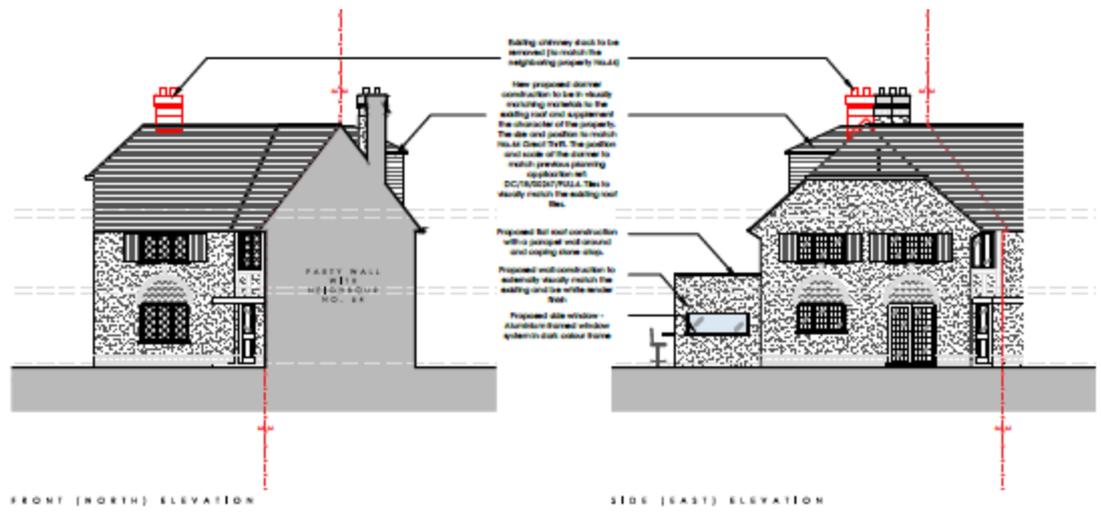
3.5 Proposed loft plan (revised plan submitted 02.02.2022):

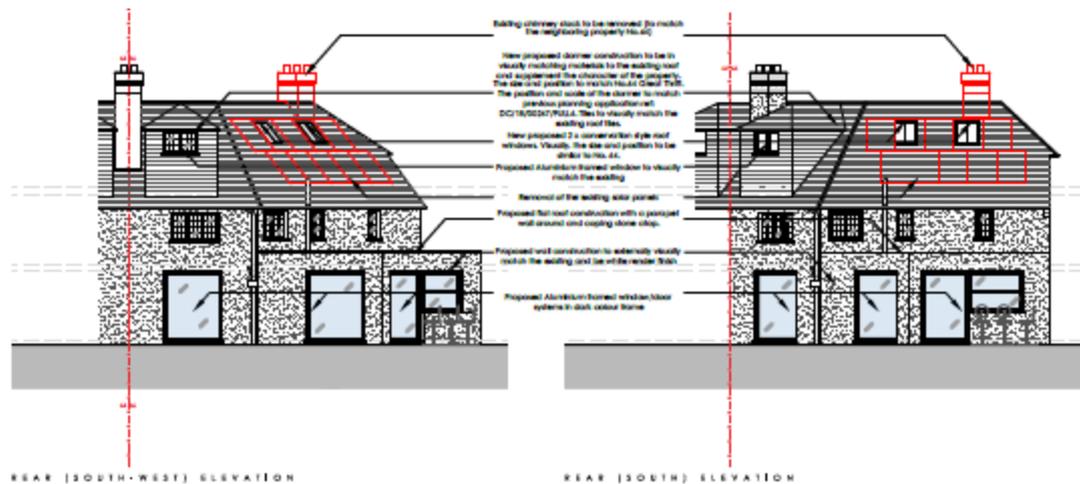


3.6 Proposed elevations (previously before committee):



3.7 Proposed elevations (revised plan submitted 02.02.2022):





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) Statutory/Non-Statutory

Conservation – No objections

The Heritage Report on Great Thrift says: “There is a particularly interesting and idiosyncratic group of detached houses at the top of Great Thrift that are unique within the area.” Number 66 is unusual in that it is a “butterfly” plan form also known as a Double Suntrap plan, and is a type of architectural plan in which two or more wings of a house are constructed at an angle to the core. It is also located prominently on the corner of Silverdale Road and Great Thrift/Hazlemere Road towards the top of Great Thrift.

The proposed rear dormer window would be large, but given that it would be situated adjacent to a similar sized rear dormer at the adjoining semi (albeit that that dormer was approved and constructed prior to the Conservation Area designation); that permission has previously been granted for a similar dormer at the application property (although this also was prior to the Conservation Area designation and has now expired); and the angle of the roof is such that the proposed dormer would not be highly visible from the road; it is considered, on balance, that the proposed roof alterations would be acceptable in this instance.

The proposed single storey rear extension would have large ground floor windows which are considered to be out of character with the Conservation Area, but this matter could be satisfactorily dealt with by the imposition of a condition requiring further details of amended windows.

B) Adjoining Occupiers

Impact on visual amenities of the area (addressed in paras.7.1.7, 7.1.8 & 7.1.10)

- Proposed front rooflights would have a detrimental impact on the visual amenities of the ASRC (the front rooflights have been 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 Conservation Area has since been designated)
- 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 side rooflight has been removed from the latest revised plans)
- The chimney should be retained to match the adjoining semi.

General (addressed in paras. 7.1.7, 7.1.8 & 7.1.10)

- 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 latest plans now show the existing solar panels)
- The drainpipes and vent pipes should be shown on the plans.

Neutral

- 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 bathroom has now been relocated to the rear dormer)
- 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 (the latest plans show that all the solar panels would be removed from the roof)

Local Groups (Petts Wood & District Residents' Association) - (addressed in paras. 7.1.7, 7.1.8 & 7.1.10)

- The existing rear solar panels are not shown on either the original or revised plans (the latest plans now show the existing solar panels, and confirm that they are to be removed)
- 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 bathroom has now been relocated to the rear dormer)
- The revised plans have removed the front rooflights, but a side rooflight is now proposed which would still be visible from the adjacent road (the side rooflight has been removed from the latest revised plans).

No additional adjoining occupier comments have been received to date on the revised plans submitted 02.02.2022.

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
- 41 Conservation Areas

6.8 Supplementary Planning Guidance

- The Thrifts Conservation Area SPG
- SPG1 – General Design Principles
- SPG2 – Residential Design Guidance

7 ASSESSMENT

7.1 Heritage impact – Acceptable

- 7.1.1 The NPPF sets out in section 16 the tests for considering the impact of a development proposal upon designated and non-designated heritage assets. The test is whether the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset and whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits. A range of criteria apply.
- 7.1.2 Paragraphs 202 and 203 state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset
- 7.1.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.1.4 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.

7.1.5 Policy 41 of the Bromley Local Plan (BLP) requires development in a conservation area to preserve and enhance its characteristics and appearance by:

- (1) Respecting or complementing the layout, scale, form and materials of existing buildings and spaces;
- (2) Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and
- (3) Using high quality materials.

7.1.6 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.

7.1.7 The proposed single storey extension is confined to the rear, approximately 6m away from the side boundary with Silverdale Road, and although it would not be very visible from the public domain (particularly as there is a high close-boarded fence along this boundary), the proposed large ground floor windows may have a harmful impact on the heritage setting. However, subject to the imposition of a condition requiring further details of amended windows, the proposed extension is considered acceptable.

7.1.8 With regard to the proposed roof extensions, the proposed dormer window would be large, but given that it would be situated adjacent to a similar sized rear dormer at the adjoining semi, that permission has previously been granted for a similar dormer at the application property, and that the angle of the roof is such that the proposed dormer would not be highly visible from the road, it is considered, on balance, that the proposed roof alterations would not have a detrimental impact on the character and appearance of The Thrifts Conservation Area.

7.1.9 Photos of rear elevation of No.66 showing existing rear dormer at No.64:





7.1.10 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.

7.1.11 The proposals are not therefore considered to detract from the appearance of the dwelling, and would not cause harm to the designated heritage asset, The Thrifts Conservation Area.

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 rear dormer and rear rooflights would not result in any undue overlooking of neighbouring properties.

7.2.4 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 The Thrifts Conservation Area.
- 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 02.02.2022

RECOMMENDATION: PERMISSION BE GRANTED

The following conditions are recommended:

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Window details to be submitted prior to commencement of works**
- 4. Materials in accordance with plans**
- 5. Restrict use of flat roof**

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