

Committee Date	3 rd March 2022	
Address	53 Willett Way Petts Wood Orpington BR5 1QE	
Application Number	21/05387/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	
Mr Tinglu Xu	Mrs Betty Zhang	
53 Willett Way Petts Wood Orpington BR5 1QE	71-75 Shelton Street London WC2H 9JQ	
Reason for referral to committee	Councillor call in	
Side Space	No	

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Petts Wood Area of Special Residential Character Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 4</p>
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Representation summary	<ul style="list-style-type: none"> Neighbour notification letters were sent on the 6th December 2021.
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 Petts Wood Area of Special Residential Character (ASRC).
- 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 dwelling located on the south-western side of Willett Way, opposite the junction with Princes Avenue.
- 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 the demolition of the existing conservatory and construction of a part one/two storey rear and side extension.

- 3.2 The ground floor element of the extension would project 4.5m in depth (approx. 3.5m beyond the rear of the existing garage) and would have a width of approx. 6.4m. It would abut the boundary with No.51 Willett Way and would feature a flat roof with a height of 2.86m.
- 3.3 At first floor level, the extension would project approx. 1.4m in width when viewed from the front, above the existing garage, and would extend for a depth of 6.15m. It would wrap around the rear of the existing dwelling, projecting approx. 0.5m beyond the rear of the existing first floor. The first floor element would feature a hipped roof with a maximum height of approx. 6.75m.
- 3.4 Revised plans were received on the 21st February 2022 to confirm that a 1m separation to the flank boundary would be provided at first floor level, as shown in Figure 3.

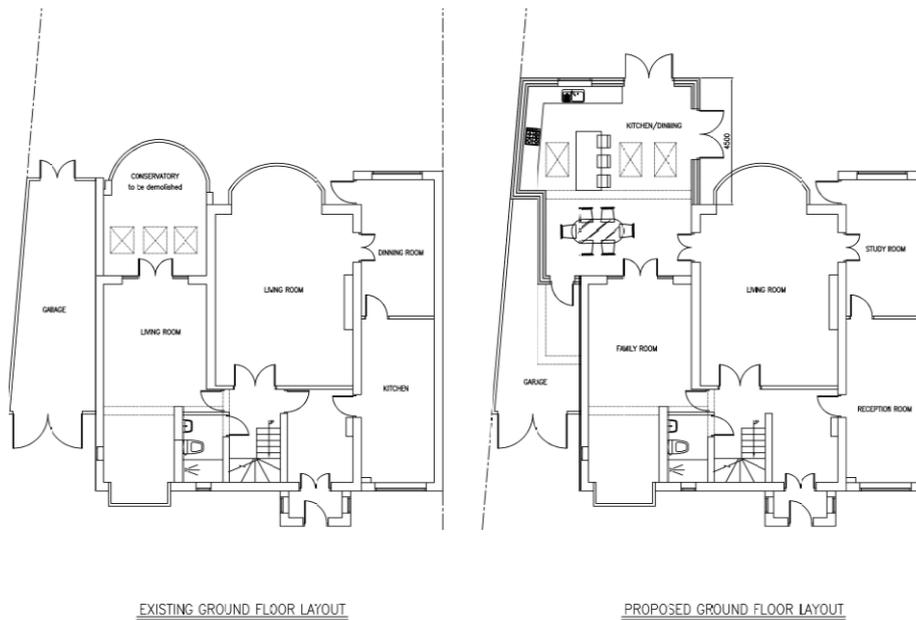


Figure 2: Existing and Proposed Ground Floor Plans

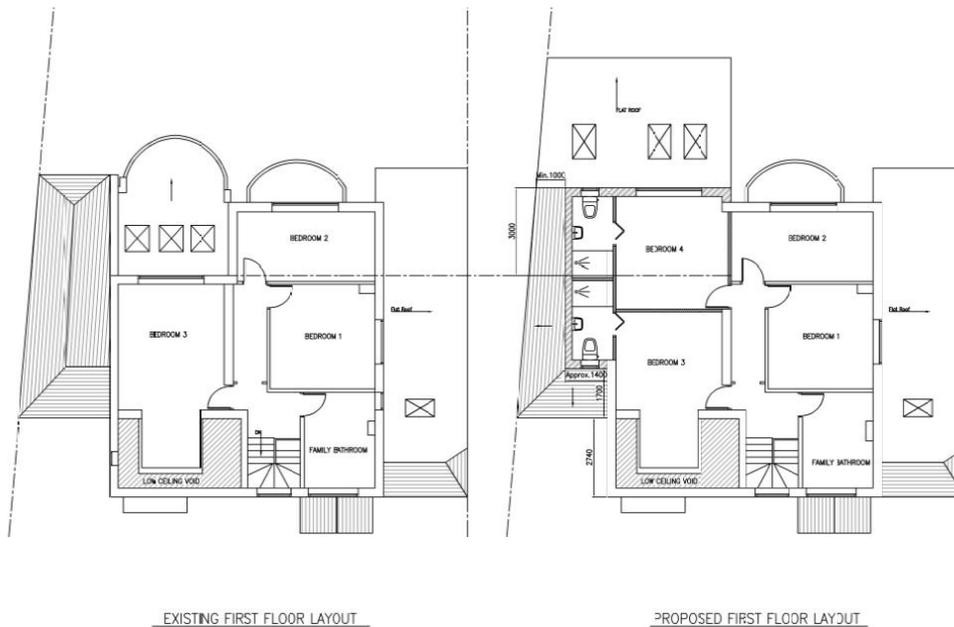


Figure 3: Existing and Proposed First Floor Plans

4 RELEVANT PLANNING HISTORY

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

- 01/01657/FULL1 – Two storey front extension and single storey side extensions - Permitted

5 CONSULTATION SUMMARY

A) Statutory

No Statutory Consultations were received.

B) Local Groups

The following comments were received from local groups.

Petts Wood & District Residents Association

- The property is situated within the ASRC and any development should be mindful of this designation.
- The first floor extension above the garage would be contrary to Policy 8 (Side space) which states a 1m side space should be allowed on any side extension of two or more storeys.
- In areas with more generous side space proposals should reflect that and a wider space should be present – Petts Wood ASRC is such a place.
- Views to the rear gardens would be blocked by the side extension (views through considered important by Petts Wood ASRC description and Policy 44).
- Rear building lines are an important consideration and it is unclear if this proposal will breach the rear building line.

C) Adjoining Occupiers

No comments were received from local residents.

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 Design, Layout and Scale – Acceptable

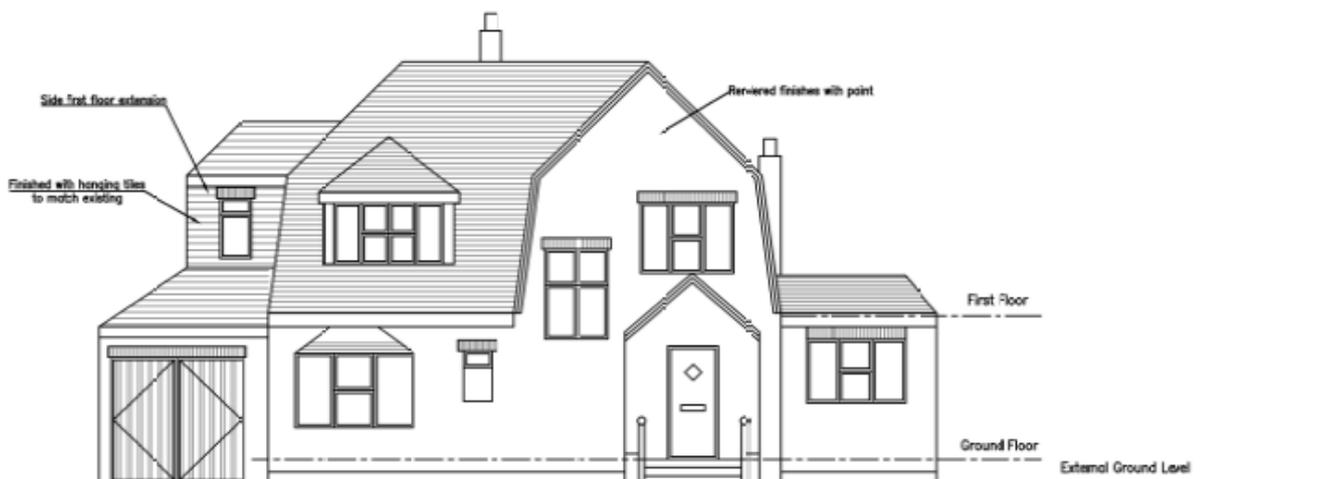
7.1.1 Policy 8 of the Bromley Local Plan requires a minimum 1 metre space from the side boundary of the site for proposals of two or more storeys in height to be retained for the full height and length of the flank wall of the building. This policy seeks to ensure "that the retention of space around 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.

7.1.2 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.

7.1.3 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.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

Figure 4: Existing and Proposed Front Elevation

7.2.5 The proposed single storey element of the extension would be sited to the rear and would consist of a projection of approx. 3.5m beyond the rear of the existing garage with a width of 6.4m. It is considered that the rearward projection and overall scale of the rear extension would not appear excessive and given its siting to the rear of the property it would not impact significantly upon the character of the ASRC.

7.2.6 At first floor level, the extension would project 0.5m beyond the rear of the existing first floor rear wall, and project for maximum width of approx. 5.7m. The rear element of the extension would wrap around the side of the host dwelling where it would have a width of 1.4m.

- 7.2.7 The extension would sit above the existing garage, which abuts the boundary, and therefore the development would not provide a 1m separation to the flank boundary for its entire width and length.
- 7.2.8 However, the flank wall of the proposed first floor element would be set a minimum of 1m from the flank boundary, with the distance to the boundary increasing to approx. 1.5m at the front of the extension due to the angle of the flank boundary.
- 7.2.9 The design of the first floor extension would provide a subservient addition to the host dwelling given that the roof would be set lower than the main ridge height and that the front elevation would be set back 1.7m from the front of the existing garage it would sit above, and further from the principal elevation of the main dwelling.
- 7.2.10 Having regard to the design and modest scale of the proposed extension and the separation retained to the flank boundary at first floor level, it is considered that the development would not harm the appearance of the host dwelling and would not appear out of character or unduly harmful to the spatial standards and visual amenities of the ASRC.

7.2 Residential Amenity – Acceptable

- 7.2.1 The proposed extensions would be sited towards the eastern side of the host dwelling and would provide adequate separation (approx. 8m) to prevent any significant harm to the amenities of the neighbouring property at No.55 Willett Way.
- 7.2.2 With regards to No.51, the flank wall of this neighbour is blank and therefore the first floor side element of the extension is not considered to result in any significant loss of light, outlook or visual amenity.
- 7.2.3 The single storey element to the rear would result in the host dwelling projecting 3.5m further along the shared boundary than the existing garage and the closest door to the rear of the neighbours garage. It is not considered that this rearward projection would be excessive, and it would have a more modest projection beyond the rear of the main dwelling at No.51.
- 7.2.4 Given this and the orientation of the site, it is not considered the extension would result in any unacceptable level of harm to the amenities of this neighbour at No.51.
- 7.2.5 Having regard to the *scale, siting and separation distance* of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

7.3 Highways – Acceptable

- 7.3.1 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.
- 7.3.2 The proposed development would convert part of the garage in association with the single storey rear extension, resulting in the loss of a parking space on the site.

7.3.3 However, the "in & out" driveway to its frontage features parking for numerous vehicles and therefore the loss of any existing garage space would not result in any unacceptable impact upon parking provision within the site.

7.3.4 Having regard to the above, Highways Officers have raised no objection to the development and it is therefore considered it would not impact adversely upon highways 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.

As amended by documents received on 21.02.2022

Recommendation: PERMISSION BE GRANTED

Conditions

- 1. Time Period**
- 2. Materials as set out within the application**
- 3. Compliance with approved plans**
- 4. Side Space 1m at first floor level**

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