

<b>Committee Date</b>	01.09.22	
<b>Address</b>	23 The Covert Petts Wood Orpington BR6 0BT	
<b>Application Number</b>	22/00179/FULL6	<b>Officer</b> - Adam Silverwood
<b>Ward</b>	Petts Wood And Knoll	
<b>Proposal</b>	Single storey side extension	
<b>Applicant</b>	<b>Agent</b>	
Mrs Rebecca Deakin	Mr Mark Baker	
23, The Covert Petts Wood Orpington BR6 0BT	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>	Approve
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<p><b>KEY DESIGNATIONS</b></p> <p>Conservation Area: Petts Wood  Article 4 Direction  Area of Special Residential Character  Biggin Hill Safeguarding Area  London City Airport Safeguarding  Smoke Control SCA 4</p>
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<b>Representation summary</b>	<ul style="list-style-type: none"> <li>• Neighbour notification letters were sent on the 18<sup>th</sup> January 2022.</li> <li>• A Press Ad was published on the 19<sup>th</sup> January 2022.</li> <li>• The site notice was displayed on the 25<sup>th</sup> January 2022.</li> </ul>
Total number of responses	11
Number in support	10
Number of objections	1

## 1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed side extension would be in keeping with the character of the area and the Conservation Area and Area of Special Residential Character designations.
- The extension would not give rise to an unacceptable degree of harm to the amenities of neighbouring properties

## 2. LOCATION

2.1 The application site is semi-detached dwelling located within The Covert Conservation Area and within the Petts Wood Area of Special Residential Character, an area primarily characterised by two storey detached and semi-detached dwellings with generous front and rear amenity space.



Figure 1 – site location plan

## 3. PROPOSAL

3.1 The proposed application at 23 The Covert seeks permission for a single storey side extension of 5.5m in depth, 1.4 metres in width and 3.7m high with a pitched roof. One window and two rooflights are proposed in the flank wall/roofslope. Amended

plans were submitted on 10<sup>th</sup> March 2022 which reduced the depth of the side extension from 7.2m to 5.5m allowing for a greater set-back from the front of the dwelling.

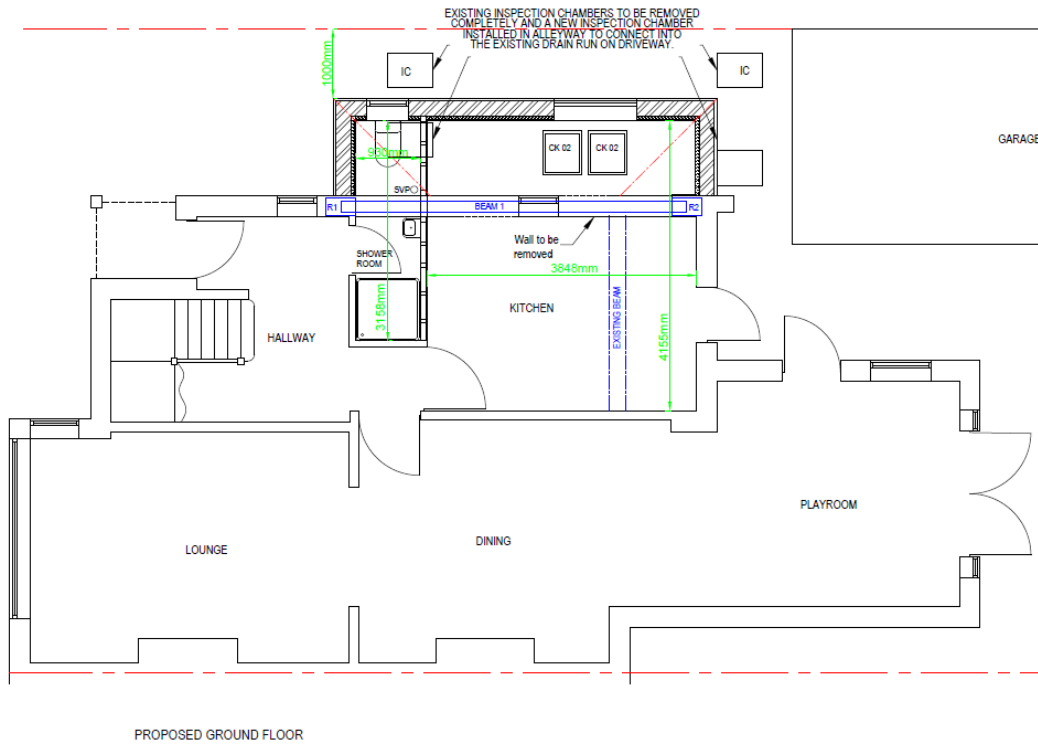
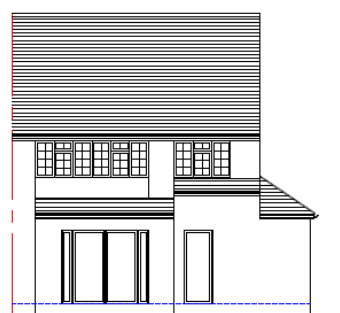


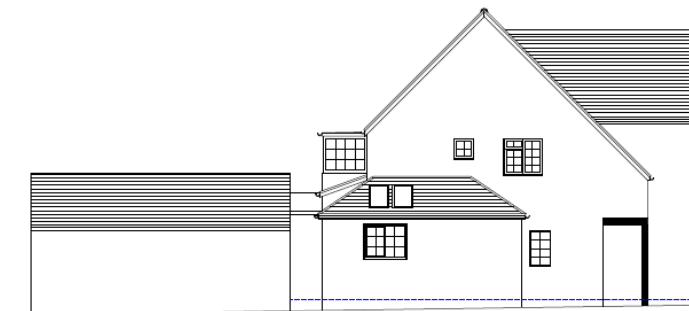
Figure 2 - Proposed ground floor plan



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Figure 3 - Proposed elevations

#### **4. RELEVANT PLANNING HISTORY**

4.1 There is no planning history relevant to this site.

#### **5. CONSULTATION SUMMARY**

##### **A) Statutory**

##### **Conservation - No Objection**

No objection as this will have minimal negative impact in the Conservation Area context on balance. The side spaces between buildings are of some visual importance in this Conservation Area, however this proposal will only partially fill that gap and an existing historic garage set further back on site is present. The materials should be matching and UPVC windows and doors are inappropriate in this context.

##### **Highways – No Objection**

Two parking spaces are provided within the curtilage of the dwelling and as such, no objection.

##### **B) Local Groups**

No Responses Received

##### **C) Adjoining Occupiers**

The following comments were received from local residents;

##### Objections

- Proposal would unbalance the pair of Noel Rees houses
- Would reduce visible space between properties
- Will diminish the spacious and pleasing appearance of the road
- block light to adjacent windows (kitchen and hall)
- would not be in keeping with the Conservation Area
- proposal would set an unwelcome precedent
- extension is excessive in length – other extensions in The Covert were shorter and less intrusive to the front of the property
- wide plots and gaps between buildings identified in the BEAMS report as giving area its distinctive open feel
- amended plans do not change original comments

##### Support

- unfair that an application submitted before the designation of the road as a Conservation Area should be assessed against the new rules

## **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 Bromley Local Plan (Jan 2019) and the London Plan (March 2021). 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

### **NPPG**

#### **The London Plan**

D1 London's form character and capacity for growth  
D4 Delivering good design  
D5 Inclusive design

#### **Bromley Local Plan 2019**

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

#### **Bromley Supplementary Guidance**

SPG1 – General Design Principles  
SPG2 – Residential Design Guidance

## **7. ASSESSMENT**

### **Design and impact on the ASRC and Conservation Area - Acceptable**

- 7.1 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. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

- 7.2 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. Policy 44 concerns Areas of Special Residential Character and requires development to respect, enhance and strengthen their special and distinctive qualities. The ASRC description within the Bromley Local Plan (appendix 10.6) is as follows:
- 7.3 "The area includes circa 1500 dwellings within detached and semi-detached properties on circa 112 ha of land. It is bounded by the railway to the north, Chislehurst Road Conservation Area to the north east, tree preservation orders and the railway to the north west and the west (excluding Urban Open Space, properties within Petts Wood Station Square Conservation area and other areas which include retail and carparking uses), part of St John's Road to the south west, the Chenies Conservation Area and residential areas considered to be of distinct character and/or standard to the south and west of Crofton Lane and east of Grosvenor Road.
- 7.4 The original plans for Petts Wood date from the late 1920s and the early 1930s. Whilst there have been some changes post war the prevailing design of the buildings is from the 1930s and remains largely intact. Some of the properties have been built by the distinguished designer Noel Rees who designed all of the buildings within the neighbouring Chenies Conservation area. Whilst houses were built over a number of years, in a number of similar though varied styles, the road layout and plot sizes were established in an overall pattern, following the garden suburb principle which largely remains intact today. The large plots which are spaciouly placed were originally designed following the garden suburb principle by developer Basil Scruby. The regularity of front building and rear building lines, the consistency in the front roof lines largely untouched by roof extensions or conversions and the symmetry between pairs and neighbouring pairs of houses are of importance in defining the character of the area. The Petts Wood ASRC has an open, suburban and semi-rural feel, predicated by low boundaries and visible front gardens set back from the road as well as the width of the separation between the houses which is of a particularly high standard. This allows many of the trees and greenery which prevail throughout the area to be seen from the street. Large rear gardens also provide the area with a high level of amenity. The plot sizes, the alignment of the houses to the Garden Suburb principle underline the character, rhythm, symmetry and spatial standards of the ASRC.
- 7.5 The separation between building and the rhythm and pattern of the houses adds to the special character. In many cases there is a much wider separation between houses than in other parts of the Borough which demands a higher degree of separation between buildings to maintain the special character, the openness and feel of the area. Where there are pairs of houses that complement the rhythm of the street scene there is also a prevailing symmetry between the houses. This symmetry can also be seen between neighbouring pairs. The plots are set out in such a way that the spacious character is one of a clear detached and semi-detached nature. The front roof lines also enhance the character of the area being largely untouched by roof extensions and conversions at the front.

- 7.6 This allows many of the trees and greenery which prevail throughout the area to be seen from the street scene. Large rear gardens often in excess of 120ft are a feature of the ASRC and provide the area with a high level of amenity and contribute to nature conservation."
- 7.7 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.
- 7.8 Paragraph 196/197 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.
- 7.9 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.
- 7.10 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.
- 7.11. The application seeks to erect a single storey extension to the side of the host dwelling. The proposed roof of the side extension will be pitched, replicating the style of the host dwelling and no windows are proposed on the street facing elevation.
- 7.12 Materials to be used on the proposed extension are detailed within the application form as being UVPC windows and doors, with rendered block work and tiles to match the existing. The UVPC windows and doors are not considered to be in keeping with the design and appearance of the conservation area. Accordingly it is recommended that further details of materials are secured by condition in the event that planning permission is granted.
- 7.13 Although representations have been received that object on the grounds that this development would unbalance the pair of semi-detached dwellings and erode the generous side spaces that are characteristics of the Petts Wood Conservation Area and the ASRC, an analysis of the area indicates that similar side extensions are common, with most notable examples at no. 27 and opposite at no 46 and no. 44. Furthermore this proposal is considered to be subservient in scale to the host

dwelling and would not unduly unbalance the pair of properties given its modest scale.

- 7.14 The application has been assessed by LBB's conservation officer who considers that the proposed side extension would have a minimal negative impact in the Conservation Area and advises that although the side spaces are of some visual importance within the Petts Wood Conservation Area the proposed application retains 1 metres clearance from the property boundary, and notes that there is also a historic garage at the rear of the site.
- 7.15 It is considered that the proposed development would preserve the character and appearance of the conservation area and would not have a detrimental impact on the character of the ASRC or the wider area generally.

### **Highways - Acceptable**

- 7.16 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.17 The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 7.18 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.
- 7.19 This application has been assessed by LBB Highways Officers who have advised that there is sufficient parking within the sites curtilage to accommodate two cars and therefore that there is no objection to this development.

### **Neighbourhood Amenity - Acceptable**

- 7.20 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.
- 7.21 The proposed extension is 3.7 metres in height and set 1 metre away from the property boundary, and there is a further separation of approximately 2.3 metres to the neighbouring dwelling. The proposal would not unduly block light to or overshadow the adjacent property and is considered acceptable in this regard. There are flank windows proposed, which given their position are not considered to overlook or impede the privacy of any neighbouring occupiers beyond that which is currently existing.



7.22 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 regard to the above, the proposed extension would not unduly unbalance the pair of semi-detached dwellings given its modest dimensions and separation to the boundary, and is therefore considered to be acceptable in terms of the impact on the ASRC. The development would preserve the character and appearance of the Conservation Area.

8.2 Given the scale, siting and positioning of windows it is not considered that the extension would unduly harm the amenities of neighbouring residential properties.

## **RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- 1. Commencement of development within 3 years**
- 2. Compliance with submitted plans**
- 3. Details of materials (including windows) to be submitted**

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