

Committee Date	27/10/22	
Address	26 Great Thrift, Petts Wood, Orpington, BR5 1NG	
Application Number	22/02563/FULL6	Officer - Amy Jenner
Ward	Petts Wood and Knoll	
Proposal	Single storey rear extension (Amendment to permission granted under ref. 21/04755/FULL6 to allow increase in height and revised roof design) (Part Retrospective)	
Applicant Mr Stuart Buckley		Agent
26 Great Thrift Petts Wood Kent BR5 1NG		
Reason for referral to committee	Cllr Call-in	Councillor call in Yes

RECOMMENDATION	PERMISSION
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KEY DESIGNATIONS Conservation Area Area of Special Residential Character Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control

Representation summary	<i>Neighbours were notified of the application by letters dated 30th June 2022, 1st July 2022 and 2nd September 2022. A site notice was displayed on 1st July 2022 and a Press Advert was published on 13th July 2022.</i>
Total number of responses	27
Number in support	5
Number of objections	22

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 have a significantly harmful impact on the amenities of neighbouring residents.

2. LOCATION

2.1 The application site hosts a two storey detached dwelling on the eastern side of Great Thrift and is located within the newly designated The Thrifts Conservation Area, and Petts Wood Area of Special Residential Character.

2.2 The area is predominantly residential in nature. The surrounding properties comprise predominantly detached dwellings.

2.3 Site location plan:



3 PROPOSAL

3.1 The application seeks an amendment to permission granted under ref. 21/04755/FULL6 to allow increase in height and revised roof design which have commenced at the site. The extension is at the rear of the existing property on the ground floor to provide an enlarged living area and kitchen/ dining area. The proposed extension would be rendered to match the existing property. Revised plans were received dated 22nd August 2022 and 23rd September 2022.

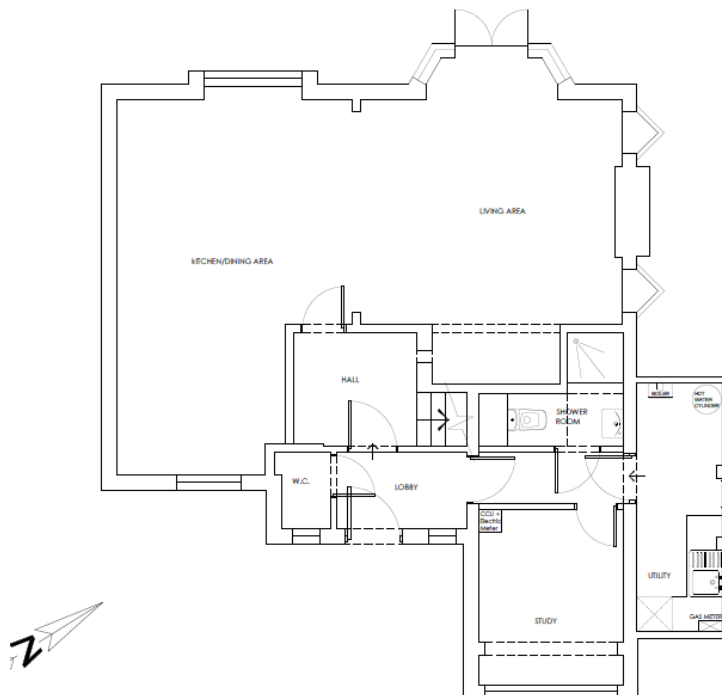
3.2 The recently constructed patio does not form part of this application and is currently under consideration ref. 22/03552/FULL6.

3.3 The planning officer visited the site on 5th August 2022 and the property at No.28 on 20th July 2022.

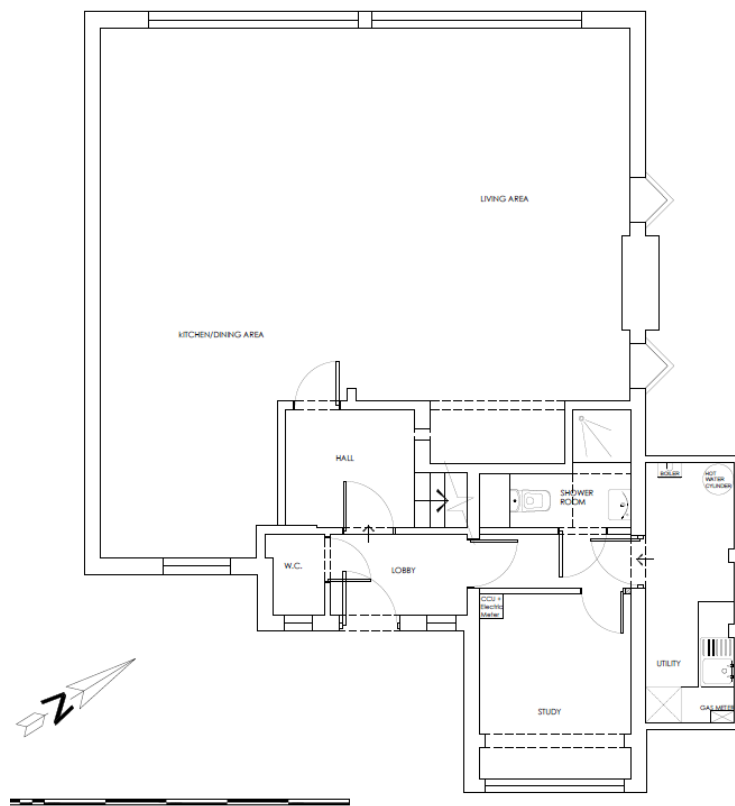
3.4 Photograph of rear elevation:



3.5 Existing ground floor plans:



3.6 Proposed ground floor plans:



3.7 Proposed rear elevation:



REAR ELEVATION

3.8 Proposed rear elevation as permitted under ref. 21/04755/FULL6:



REAR ELEVATION

4 RELEVANT PLANNING HISTORY

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

- 22/03552/FULL6 - The installation of a replacement patio to the rear of the property (RETROSPECTIVE) – Pending consideration
- 22/02566/FULL6 - Replacement first floor rear bedroom – Permission
- 21/04755/AMD - Amendment to planning permission ref 21/04755/FULL6: Alteration of roof line to suit minimum technical fall for roof tiles and to remove small sections of flat roof for security (secured by design) reasons. Replacement of first floor rear elevation single glazed Crittall windows (2no) for similar existing design in black aluminium double glazed windows. Level access patio to rear with steps into the garden – Required permission
- 21/04755/FULL6 – Single storey rear extension – Permission
- 18/02241/FULL6 - Conversion of integral garage into living accommodation - Permitted

5 CONSULTATION SUMMARY

A) Statutory

HUD – no objections

B) Local Groups

PWDRA –

- The original application did not attract any immediate, adjacent, neighbour objection comments
- understand that this extension has already been constructed including the changed roof design
- not part of the agreed plans
- neighbours were not consulted about these changes until after the roof was finished.
- disappointing, and worrying, that approved and agreed plans were not adhered to and changed thereby not allowing neighbouring residents to comment.
- alteration to the permitted scheme roof will have an adverse impact upon immediate, adjacent properties/residents in terms of light and visual appearance, as the extension roof will be higher at the sides
- will heighten an impression of enclosure.
- conservatory at 28 Great Thrift will receive less sunlight in the afternoon
- the neighbour at 24 Great Thrift has an existing extension right next to the application extension (to the immediate south-west of the application property) will be affected by the height of the revised roofline
- will be create a tunnelling effect created for this extension, at number 24
- the plans indicate a drop down either side of the extension due to the ground levels in this part of Great Thrift
- will mean there will be a further impact as the extension will appear to

- be higher from the actual ground level either side
- significant overbearing impact on both neighbouring house
- impact on outlook
- 21/04755/AMD made reference is made to a large, raised level-access patio which has been part-constructed (not shown on this application)
- the raised patio that is being built will give significantly increased opportunities for overlooking.
- PWDRA respectfully requests that planning permission is refused.

Further consultation was made following revised drawings on 22nd August 2022 which are summarised as follows:

- the revised plans indicate that the plans have been changed to reflect the height from the ground
- level to the eaves height. This measurement was fundamental to the design of this extension and it is disappointing that this was inaccurately shown on the plans published on the 30 June 2022.
- it is also noted that two steps have been added to the now removed french doors to accurately reflect the original elevation
- it is also noted that this amendment to the submitted plans corrects
- an error in the previously submitted plans
- this is disappointing as accurate plans should have been submitted at the start of this process
- PWDRA are aware that a raised patio has been built - this accentuates and emphasises the impression of the height of the rear extension
- no planning application for this structure has been submitted to date.
- Original objections remain particularly with regard to the loss of amenity for the neighbours either side (numbers 28
- and 24 Great Thrift)
- the extension will have/has (as it is already built) an overbearing impact upon these neighbouring properties, as well as reducing received light levels into their rear ground floor rooms
- unacceptable and as stated before is contrary to Bromley Local Plan Policy 37

C) Adjoining Occupiers

Nearby owners/occupiers were notified of the application and the following representations were received:

Support

- this is a minor change to an already accepted planning application and the reason for the change is necessary for the roof tiles to be watertight
- the design of the rear extension is in-keeping with the local character of houses in this area
- the extension cannot be seen from the street/looking at the front of the house.
- no objections to the initial plans and permission was granted
- the change of 45cm does not seem to be egregious at all

- no direct sight line over the extension and don't see any material impact relative to the original and granted application

Objections

- increased noise and disturbance from the creation of this outdoor space, as well as a loss of privacy for adjacent neighbour
- the proposed increase in the height of the roof line is significant, not marginal would now bring the roof construction virtually up to the level of the First Floor windows
- does not accord with the original request for a straightforward single storey extension.
- the extensively enlarged and raised patio, as shown in the Proposed Roof Plan, (but not referred to at all in the Design and Access Statement), is a contributory factor to the increase in the height of the extension.
- out of proportion and not in keeping with the neighbourhood
- The Thrifts are now conservation areas this kind of extension is not in keeping with area, ASRC and neighbouring properties
- appears it has been built differently to previous scheme
- higher either side
- substantial increase in height and very noticeable
- impact on light to patio and conservatory at No.28
- limited light due to large oak trees
- impact on view from neighbouring house
- out of keeping with surrounding house

Further consultation was made following revised drawings on 22nd August 2022 which are summarised as follows:

Objections

- the roof is out of keeping with other Great Thrift extensions
- already objected to this but have received a letter saying that amended plan have been received
- look almost the same apart from some steps
- original objections still stand
- it is out of keeping with a conservation area, too big and looks awful when standing in our garden
- it is disappointing, and surprising, that construction of a significant proportion of the extension, together with a raised patio (in the apparent absence of any relevant planning application), has already taken place, without the statutory planning permissions having been granted
- the addition of a raised patio (or platform), and treating this as the new base level, has had the effect of raising the height of the extension above ground level by the same amount (estimated at around one metre)
- a decision on the raised patio should be taken first, as the amended plans for the extension are dependant on this increased height being agreed

- the proposed extension and patio is a cause for concern, will be obtrusive for neighbouring properties, is out of proportion, and not in keeping with the neighbourhood
- The Thrift are now part of a conservation area and this type of extension is not in keeping with the rest of the neighbouring properties
- could do in the future by setting a precedent for other applications to follow
- originally did not believe it would impact greatly on the enjoyment of our property
- thought extension would be small scale extension would be in keeping with adjoining houses and trusted that the planning department would take council and London planning policies into consideration
- the actual build bears little resemblance to his explanation or approved plans
- it is much larger and with a different roof pitch
- stated in his amended planning application that the reason for the change in roof pitch was for security and minimum technical fall, however, the raised roof line also allowed for the floor of the extension to be level with the original house; this was the objective in changing the height in the roof
- shell of the extension has already been built
- that it diminishes our natural light and makes us feel claustrophobic in conservatory
- delegated decision report stated that it should be no higher than 3.2 meters and should be in keeping with adjoining properties - this is not the case
- Area of Special Residential Character (ASRC)
- not in character/keeping with surrounding properties
- extension is approved, it will set a precedent and our ASRC will be lost
- house is built on a sloping site much lower than neighbour where over shadowing and dominance could have been minimised
- although a separate application is required for a raised patio, the agreed ground level for this application will impact on the perceived height of raised patio
- even though a 6ft 10in fence has been erected the privacy in rear garden has been lost due to the height level of raised patio
- understand that a further application for a raised patio was only submitted last week, some three months after this application for an extension
- brings into question why it was not submitted at the same time as application for an extension, let alone before the shell of the extension and patio were built
- extension is of significant height, out of proportion and the roof design does not have a similar pitch to other roofs nearby - the whole build "stands out"
- if others followed suit our lovely back gardens would become characterless, overlooked and overdeveloped
- question the point of conservation / ASRC

Support

- As per previous comment we have direct sight line onto the extension and can't see any material changes to the previously approved plans
- Materials are sympathetic with the area
- fully support this amended proposal for a rear extension
- extension cannot be seen from the road and therefore does not affect anyone on the street
- there are also other extensions with similarly raised patios on their side of the street, hence the application is perfectly in keeping with the street.

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 24 July 2018 and updated on 19 February 2019.

6.4 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.

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

6.6 National Policy Framework (2021)

6.7 The London Plan (2021)

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design

6.8 Bromley Local Plan (2019)

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

6.9 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 - General Design Principles

Supplementary Planning Guidance 2 - Residential Design Guidance

Mayor's Housing Supplementary Planning Guidance (March 2016)

7 ASSESSMENT

7.1 Design, Scale and Layout – 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. 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.
- 7.1.2 London Plan and Bromley Local Plan 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 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. These policies are supported by Policies D3 and D4 of the London Plan.
- 7.1.4 The current application seeks to amend the roof design of the previously permitted scheme which is under constructed at the site. The revised single storey extension would have a dual pitched roof, tiled to match the roof of the existing house, and would be contained to the rear of the building. The proposed extension would project to the same depth as previously granted and on balance the increase in height and design is considered to be acceptable in context with the host dwelling and adjoining neighbouring houses.
- 7.1.5 Having regard to the above, the proposed extension would not result in a detrimental impact to the appearance of the host property and would not appear out of character with surrounding development or the area generally.

7.2 Heritage Impact – Acceptable

- 7.2.1 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.
- 7.2.2 Within or adjacent to a Conservation Area:

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.

7.2.3 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.

7.2.4 In terms of design and impact on The Thrifts Conservation Area, the proposed work will be sited at the rear of the property. The proposed rear extension would not be highly visible within the conservation area context and the proposed materials to match the existing house and considered acceptable on this basis. No objections have been raised from the Council's conservation officer. It is not considered that the proposal would impact upon the character of the conservation area, or ASRC and in line with Policy 41 and 44 of the Bromley Local Plan.

7.3 Residential Amenity – Acceptable

7.3.1 Policy 37 of the Bromley Local Plan 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.

7.3.2 As summarised within Section 5 of this report, concerns have been raised by nearby neighbours, including the adjacent neighbours at No.24 and 28 Great Thrift, in particular loss of light, loss of privacy and impact on amenity. Concerns have also been raised regarding the impact of the extension on the character of the area. Full copies of the representations are available to view on the electronic file.

7.3.3 Photo of property towards No. 28.:



Photo towards No.24:



- 7.3.4 The principle of the extension has been established by way of granting permission under ref. 21/04755/FULL6 and on balance the increase in height and change of roof design is not considered to be significant enough to result in unacceptable harm to the neighbouring properties.
- 7.3.5 Having regard to the scale and siting 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

- 8.3 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 and appearance of the host dwelling, or area in general. The application is therefore considered to accord with the overarching aims and objectives of Policies 6, 37, 41 and 44 of the Bromley Local Plan and Policy D4 of the New London Plan (2021).
- 8.4 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

Subject to the following conditions:

- 1. Standard time limit for implementation**
- 2. Compliance with the submitted plans**
- 3. Use of materials as outlined in the application**

Any other condition(s) considered necessary by the Assistant Director (Planning and Building Control)