

<b>Committee Date</b>	28.09.2023	
<b>Address</b>	The Conifers 2 The Covert Petts Wood Orpington BR6 0BU	
<b>Application Number</b>	23/03077/FULL6	<b>Officer</b> - Suzanne Lyon
<b>Ward</b>	Petts Wood and Knoll	
<b>Proposal</b>	First floor side extension with 1x front and 2x rear gable dormers	
<b>Applicant</b>	<b>Agent</b>	
Mr O Oechsle	Crofton Design Services Ltd.	
2 The Conifers The Covert Petts Wood Orpington Bromley BR6 0BU	2-3 Rice Parade Fairway Petts Wood BR5 1EQ	
<b>Reason for referral to committee</b>	<b>Councillor call in</b>	
	Call-in	<p>Cllr Fawthrop</p> <p><i>"The application will be detrimental to the visual amenity of "The Covert Conservation Area". The view from the street scene will be out of keeping with the rest of the Conservation Area. It goes against previous inspectors findings in The Covert prior to the recent Conservation Area status. Contrary to policy 44 and policy 41."</i></p>
<b>RECOMMENDATION</b>	Application Permitted	

## KEY DESIGNATIONS

- Conservation Area: The Covert
- Article 4 Direction
- Area of Special Residential Character
- Biggin Hill Safeguarding Area
- London City Airport Safeguarding
- Local Distributor Roads
- Smoke Control

<b>Representation summary</b>	Neighbour letters were sent <u>09.08.2023</u> . A site notice was displayed on <u>10.08.2023</u> A press advert was published on <u>23.08.2023</u>
Total number of responses	0
Number in support	0
Number of objections	0

## 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- No unacceptable impact would arise to neighbouring occupiers; and
- No unacceptable impact on the Conservation Area would arise

## 2 LOCATION

- 2.1 The application site is located on the north-eastern side of The Covert and is host to a detached dwelling. The site is a corner plot, located at the junction with Crofton Lane.
- 2.2 The site is located within The Covert Conservation Area and the Petts Wood Area of Special Residential Character (ASRC).



Fig.1 – OS Map





Fig.2 – Site Photos

### **3 PROPOSAL**

- 3.1 Permission is sought for a first floor side extension, with front and rear dormers
- 3.2 The proposed first floor front dormer will be located within the existing front catslide roof. The first floor side extension will be located behind the existing side projection and will also incorporate two first floor rear dormers.
- 3.3 This application has been 'called-in' by ward Councillors.

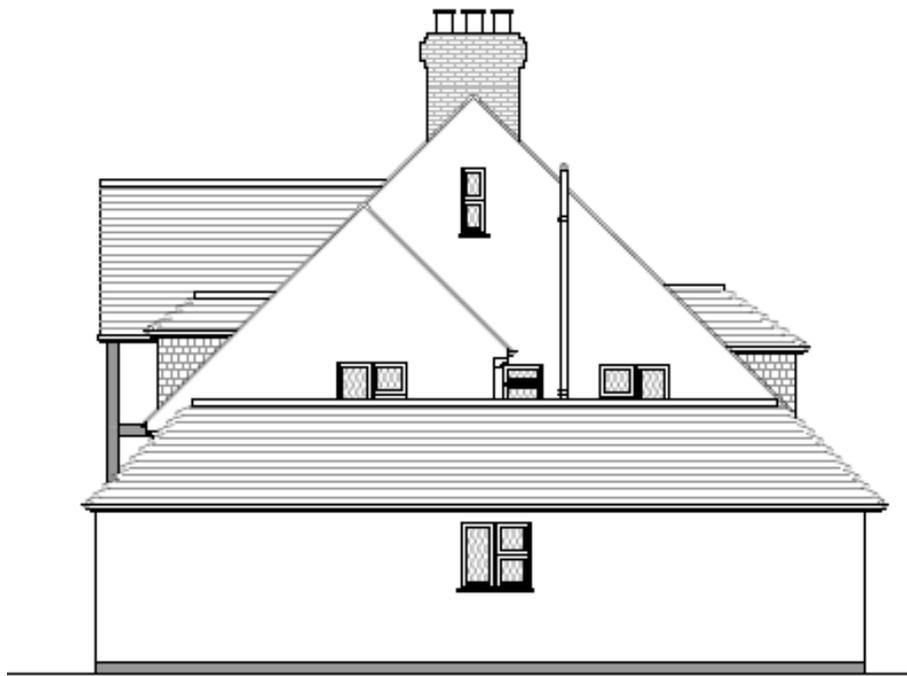


Existing Front Elevation

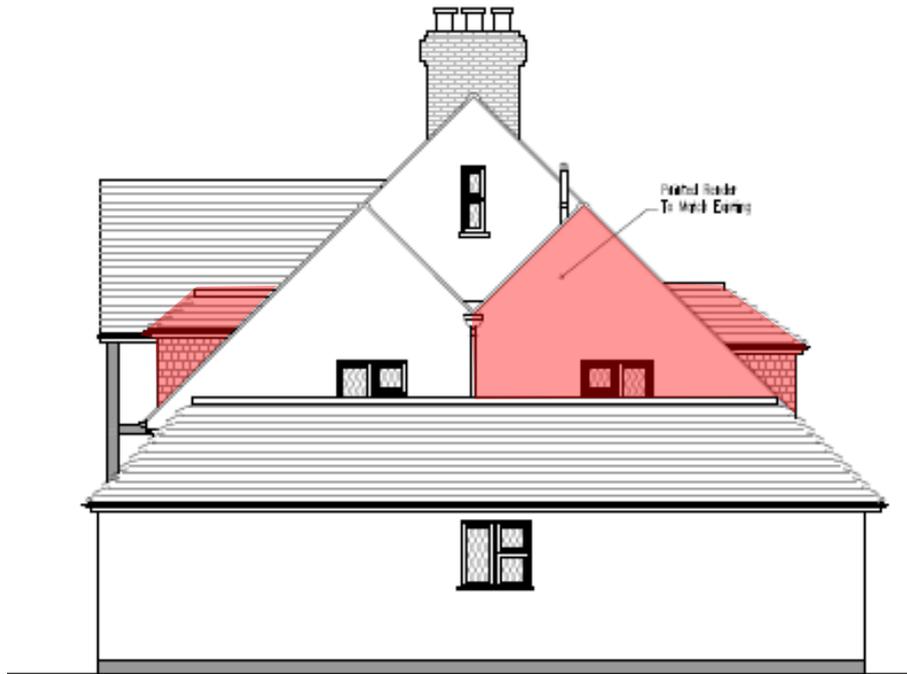


Proposed Front Elevation

Fig.3 – Existing and Proposed Front Elevations



Existing Side Elevation  
(From Crofton Lane)



Proposed Side Elevation

Fig.4 – Existing and Proposed Side Elevations



Existing Rear Elevation



Proposed Rear Elevation

Fig.5 – Existing and Proposed Rear Elevations

## **4 RELEVANT PLANNING HISTORY**

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

- 89/03663/FUL – Earthworks and erection of retaining boundary wall to Crofton Lane - Permitted 10.01.1990
- 22/01856/FULL6 Additional first floor rear dormer and loft conversion with four velux windows to the rear elevation. Insertion of roof light to existing flat roof – Permitted 12.09.2022

## **5 CONSULTATION SUMMARY**

### **A) Statutory**

- Conservation Officer:
  - In my view, this proposal will not harm the Conservation Area and I would raise no heritage objection.
  - Although this building has some significance as a 1930s house, it has been compromised by later additions and I consider that this proposal will be visually discreet.
  - The proposed front and rear dormers will match the existing which is important in this case.

### **B) Local Groups**

- N/A

### **C) Adjoining Occupiers**

- N/A

## **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:

6.5 **The London Plan 2021**

D1 London's form and characteristics  
D4 Delivering good design  
D5 Inclusive design  
HC1 Heritage conservation and growth

6.6 **Bromley Local Plan 2019**

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

6.7 **Bromley Supplementary Guidance**

Urban Design SPD (Bromley, 2023)

**7 ASSESSMENT**

7.1 Resubmission

7.1.1 The site has been subject to a recent permission under ref. 22/01856/FULL6 for an 'Additional first floor rear dormer and loft conversion with four velux windows to the rear elevation. Insertion of roof light to existing flat roof .

7.1.2 The approved plans included a first floor rear dormer to match the existing, this element is also incorporated in the current proposal. The previous design also included four rear rooflights at second floor level to accommodate a loft conversion however these have been removed from the current proposal.



Fig.6 – Approved Elevations (22/01856/FULL6)

7.1.3 The current proposal seeks to amend the design to a first floor side extension with two first floor rear dormers, and a first floor front dormer located within the existing front catslide roof.

7.2 Design and Heritage Assets – Acceptable

7.2.1 The site is located within The Covert Conservation Area. Policy 41 of the Bromley Local Plan seeks to preserve or enhance the character or appearance of conservation areas and in particular sets out that an alteration or extension to a building within a conservation area will be expected to respect or complement the layout, scale, form and materials of the existing building and space.

7.2.2 The site is also located within the Petts Wood Area of Special Residential Character (ASRC). The ASRC description within the adopted Bromley UDP is as follows: *"The original plans for Petts Wood date from the late 1920s and early 1930s. While the 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. Today the layout remains largely intact. Within the overall*

*area the Conservation Areas of the Chenies and Chislehurst Road already stand out."* This is expanded on within the draft Local Plan (appendix 10.6).

- 7.2.3 The proposed first floor front dormer will be located within the existing front catslide roof. It will be modest in size and will match the scale and design of the existing front dormer. At the rear, the first floor side extension will be located behind the existing side projection. As the site is a corner plot the rear addition would be visible from Crofton Lane which is outside of the designated conservation area and the ASRC; however it would be set in, away from the flank boundary beyond the existing single storey element and would therefore appear visually discreet within the street scene.
- 7.2.4 It will also incorporate two first floor rear dormers to match the scale and design of the existing rear dormer. The proposal is considered visually discreet, and the front and rear dormers will match the existing. As such, no heritage objection has been raised from the Council's Conservation Officer.
- 7.2.5 It is noted that there have been recent refusals within the area. No.30 sought a first floor side extension and the introduction of front and rear dormers. This property is semi-detached and did not benefit from front dormers. The proposal was considered incongruous and harmful to the Conservation Area. No's 18 and 44 sought the insertion of a front roof light at second floor level. This was considered harmful to the host dwelling, the ASRC and Conservation Area.
- 7.2.6 However, it is noted that a number of surrounding properties currently benefit from first floor front and rear dormers, including No's 4 (88/04933/FUL), which is specifically referenced in the Petts Wood Historic Area Assessment (p.20 and Fig.37) ; 8 (17/03921/FULL6), 10 (11/03011/FULL6), 12, 14, 18, 20 and 22. Whilst not within the Conservation Area, it is noted that the property directly opposite the site, "Alkens", also benefits from front dormers. Given the siting, scale, design and materials would be consistent with the architectural style of the host dwelling and that of adjacent buildings, the character and appearance of the conservation area would therefore be preserved. Furthermore, the proposed roof alterations would not undermine the overarching characteristics of the ASRC.
- 7.2.7 Having regard to its scale, siting and appearance, the proposal would complement the host property and would not appear out of character with surrounding development or the area generally, and would therefore be considered to preserve the character and appearance of the Conservation Area.

### 7.3 Residential Amenity – Acceptable

- 7.3.1 With regards to the neighbouring property to the west, No.4, the proposed first floor side extension will not project beyond the front or rear elevations therefore this element will not be visible from this neighbouring property. The proposal includes front and rear dormers. It is considered that the addition of first floor dormers would not create any loss of privacy over and above what would normally be expected in a residential setting such as this.

7.3.2 The site is located on the northern side of The Covert, at the junction with Crofton Lane. Given the significant separation to residential properties to the south and east, the proposal is not considered to impact significantly on the light, outlook or privacy of neighbouring properties.

7.3.3 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.

## **8 CONCLUSION**

8.1 Having regard to the above, the development in the manner proposed is acceptable in that it would not detract from the significance of the Conservation Area, the character and appearance of which would therefore be preserved. Furthermore, it would not unduly harm the amenities of neighbouring residential properties.

**RECOMMENDATION:** Application Permitted

**Subject to the following conditions:**

- 1. Standard time limit of 3 years**
- 2. Standard compliance with approved plans**
- 3. Matching materials**

**And delegated authority be given to the Assistant Director: Planning & Building Control to make variations to the conditions and to add any other planning condition(s) as considered necessary**