

Committee Date	25.01.2024	
Address	87 Southlands Avenue Orpington BR6 9ND	
Application Number	23/01743/FULL6	Officer - Jennie Harrison
Ward	Farnborough and Crofton	
Proposal	Retention of single storey rear extension and raised decking (RETROSPECTIVE)	
Applicant	Agent	
Mr and Mrs Edward and Caroline Samuels	Mr John Escott	
87 Southlands Avenue Orpington BR6 9ND	Robinson Escott Planning Downe House 303 High Street Orpington BR6 0NN	
Reason for referral to committee	Councillor call in	
Effective enforcement notice at the site	No	

RECOMMENDATION	Permitted
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 14</p>
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Representation summary	Letters to neighbours were sent out on the 18.05.2023
Total number of responses	0

Number in support	0
Number of objections	0

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would be of an acceptable design and would not harm the visual amenities of the street scene or the area in general.
- There would be no significant impact on residential amenities.

2. LOCATION

2.1. The site hosts a single storey semi-detached dwelling which is situated on the northern side of Southlands, Orpington.

Figure 1: Location Plan:



3. PROPOSAL

- 3.1. Planning permission is sought retrospectively for a ground floor rear extension and raised decking. The rear extension has a depth of 2.7m, a width of 3.8m, a minimum height of 3.3m and a maximum height of 3.9m, due to the sloping ground.
- 3.2. The raised patio has a depth of 2.4m, a width of 4.6m (inclusive of the steps), a minimum height of 0.7m and a maximum height of 1.3m. There is privacy screening in place with a height of 1.8m for the full length of the raised patio on the shared boundary with number 85.
- 3.3. There is an effective enforcement notice for this extension, the notice was issued on 22nd March 2021 and required the overall height of the extension to be reduced by 0.36m to fall within permitted development right tolerance.

Figure 2: Pre-existing and existing ground floor plan:

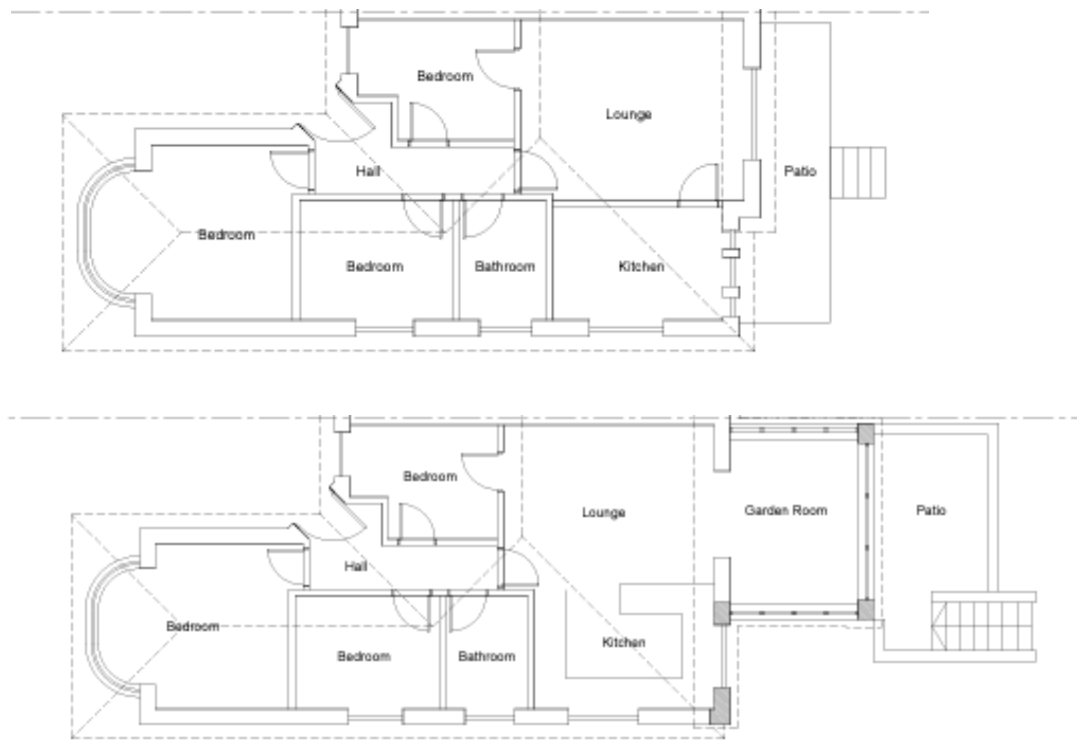


Figure 3: Pre-existing and existing rear elevation:



Figure 4: Pre-existing and existing side elevation:

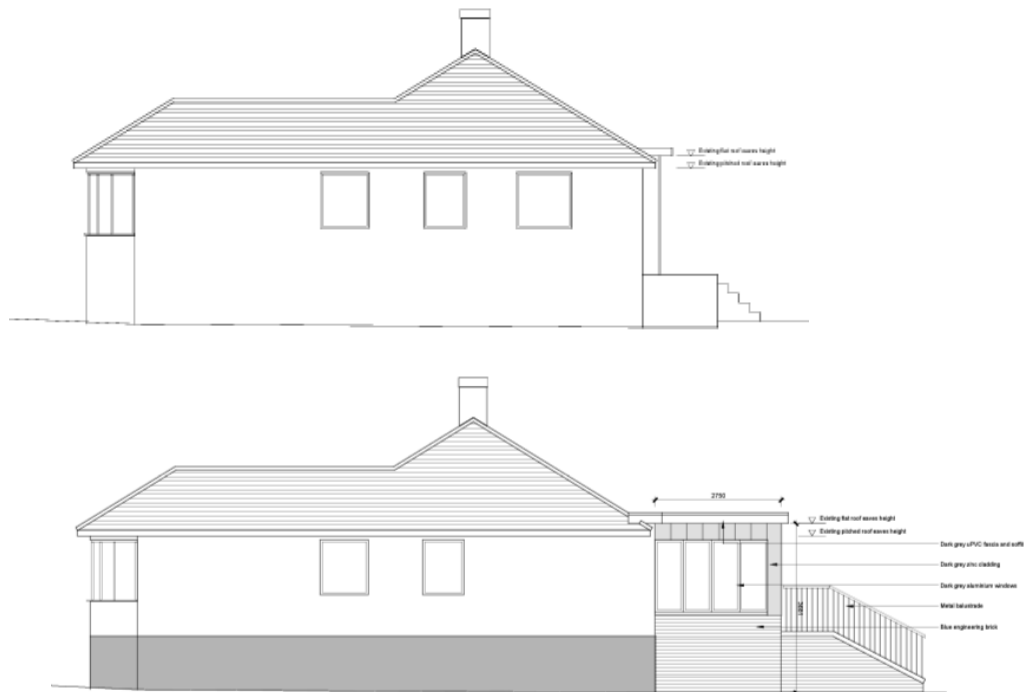


Figure 5: Pre-existing and existing other side elevation:

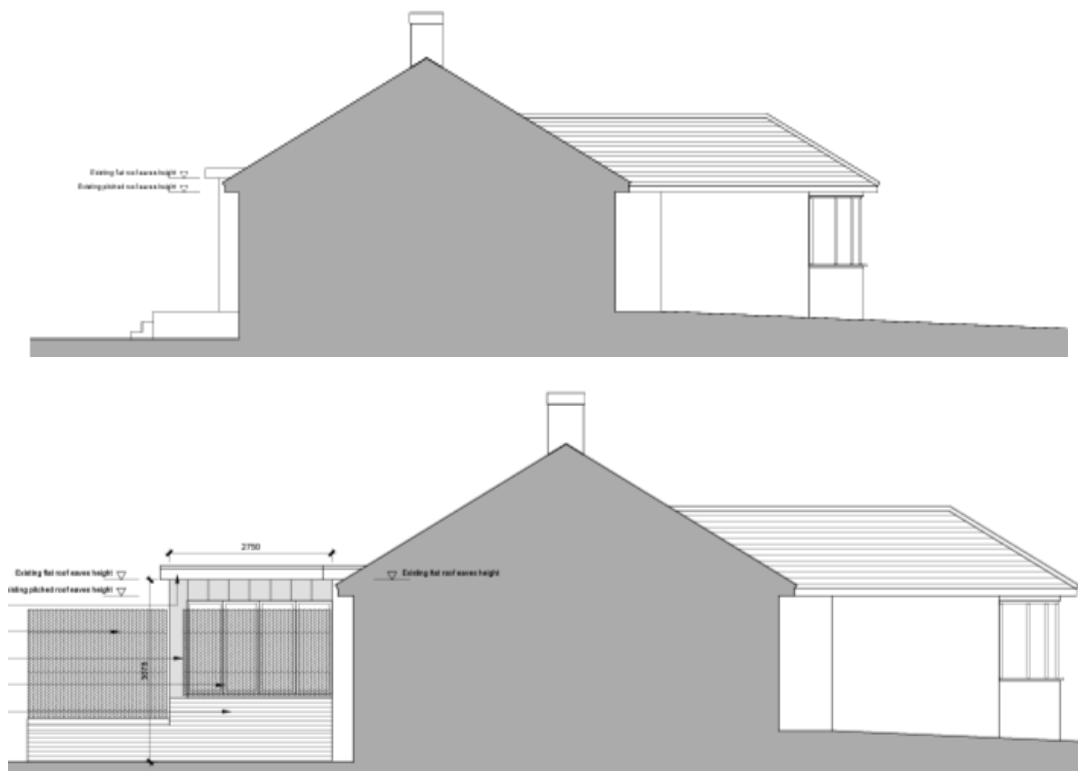


Figure 6: Rear elevation:



Figure 7: View towards adjoining neighbour No. 85:



Figure 8: View towards neighbouring property No. 89:



4. RELEVANT PLANNING HISTORY

4.1. There is no relevant planning history relating to the application site.

5. CONSULTATION SUMMARY

A) Statutory

None were received.

B) Local Groups

None were received.

C) Adjoining Occupiers

None were received.

6. POLICIES AND GUIDANCE

National Planning Policy Framework 2023

NPPG

The London Plan

- D1 London's form and characteristics
- D4 Delivering good design

Bromley Local Plan 2019

- 6 Residential Extensions
- 37 General Design of Development

Bromley Supplementary Guidance

- Urban Design Supplementary Planning Document (July 2023)

7. ASSESSMENT

7.1. Design - 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 BLP 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 Planning 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.
- 7.1.4. The extension is located to the rear of the property and due to its scale and siting is not visible from the front of the property. The extension has grey cladding and a flat roof, resulting in a modern and contemporary design approach which contrasts against the host building. Given the discrete location to the rear of the property it is considered that the development would not cause any significant harm to the character and appearance of the host dwelling or area generally.
- 7.1.5. With regards to the raised patio with steps down to the garden, this projects 2.4m, 4.6m wide (inclusive of the steps), a minimum height of 0.7m and a maximum height of 1.3m. Privacy screening is in place along the shared boundary with No. 85 to a height of 1.8m for the full length of the raised patio. Given the changes in land level along Southland Avenue a number of properties have raised patios, it is considered that the raised patio and steps are appropriate in scale and compliment the host dwelling and are not out of character with the area.
- 7.1.6. Whilst it is acknowledged that there is an effective enforcement notice which requires the rear extension to be reduced by 0.36m to bring it into permitted development right tolerances, this proposal is a planning application which needs to be assessed against the above policies. Taking into account the scale, siting and modern design approach which has been used, it is considered that the proposal would be acceptable and would not appear out of character with surrounding development or the area generally.

7.2. Neighbourhood 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 rear extension has a depth of 2.7m, and incorporates a flat roof, it abuts the boundary with number 85. It is considered that due to the scale of the proposed extension there would be no significant impact on the adjoining occupiers at number 85.

- 7.2.3. Nearest the boundary with number 89 the extension is set in from the boundary by 3.3m, this is considered to be sufficient to maintain the outlook and amenity for the adjoining occupiers at number 89.
- 7.2.4. In terms of the raised patio at the rear, privacy screening has been included along the boundary to a height of 1. this is considered to be sufficient to maintain the privacy for the occupiers at number 85.
- 7.2.5. Given the separation distance of the property at number 89 it is considered that there would be no significant detrimental impact on the privacy of these adjoining occupiers over and above that which would be experienced in a residential setting such as this.
- 7.2.6. 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 or privacy would arise.

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.
- 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.

RECOMMENDATION:

Application Permitted

Subject to the following conditions:

- 1. Retain in accordance with the plans**
- 2. Permanently retain boundary screening**

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.