

SECTION '2' – Applications meriting special consideration

**Application No :** 12/00361/FULL6

**Ward:**  
Darwin

**Address :** Jubilee Cottage Cudham Lane South  
Cudham Sevenoaks TN14 7PA

**OS Grid Ref:** E: 545229 N: 158475

**Applicant :** Mr Daniel Moorcroft

**Objections :** YES

**Description of Development:**

Enlargement of roof including front and rear dormers to provide first floor accommodation

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
Local Distributor Roads

**Proposal**

Permission is sought for the enlargement of the roof with the inclusion of two front dormers and three rear dormers in order to provide residential accommodation at first floor level. The property will be increased in height by some 1.7 metres to give a total height of 6.1 metres. The roof will be hipped, as will all five dormers.

Single storey elements to the eastern flank and rear elevations are to be removed which reduces the footprint of the dwelling by approximately 21 square metres.

**Location**

The property is located to the southern edge of Cudham Lane South to the west of Thrift Lane and features a single storey detached dwelling. The property is located within the Green Belt.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- The front dormers will result in overlooking to the properties opposite.

### **Comments from Consultees**

No technical consultations were sought.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
H8 Residential Extensions  
G1 The Green Belt  
G4 Dwellings in the Green Belt or Metropolitan Open Land

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

### **Planning History**

A number of planning applications have been refused for the property, a number of them of a similar nature to this proposal. Applications reference 08/00044 and 08/01118 for roof alterations with a rear dormer and 09/01529 for roof alterations with front and rear dormers as well as a single storey rear extension have all been refused. Application reference 08/00044 was also subsequently dismissed at appeal.

Of particular relevance to this application is the granting of planning permission for a roof enlargement with front and rear dormers under application reference 06/01173. This proposal is the same as the current proposal, which in effect has been resubmitted as it has expired.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the openness of the Green Belt and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The proposed first floor represents an increase of the existing floor area of some 78 square metres and as such greatly exceeds the 10% threshold stipulated by Policy G4. In mitigation of this, some 21 square metres is being removed by the demolition of existing single storey elements of the property. This does not reduce

the overall bulk of the proposal however and these elements would appear to not be original to the property.

Application 06/01173 granted permission for this proposal and it was considered that the roof enlargement would not be significantly higher than the existing property and a high level of screening was present to the front of the property. The vegetation to Cudham Lane South remains fairly substantial and is considered to offer a good level of screening.

The previous permission was determined under the 2002 Unitary Development Plan, however the policies governing extensions to dwellings in the Green Belt remain broadly similar and there has not been a significant departure under the current UDP.

As such it is considered that significant weight must be attached to the 2006 permission for this proposal and given the limited increase in height of the existing dwelling it is considered that the proposal is satisfactory in that it would not result in a detrimental impact upon the openness or character of the Green Belt and it is not considered that a large degree of overlooking would result.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00361, 09/01529 and 08/01118, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACC04      Matching materials  
          ACC04R      Reason C04
- 3      ACK01      Compliance with submitted plan

**Reason:** In the interest of the visual amenities of the area and the amenities of nearby residential properties, in accordance with Policies BE1 and H8 of the Unitary Development Plan.

- 4      AJ02B      Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1    Design of New Development

H8    Residential Extensions

G1    The Green Belt

G4    Dwellings in the Green Belt or Metropolitan Open Land

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