

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 12/00557/FULL6

Ward:
Darwin

Address : 3 West Hill Downe Orpington BR6 7JJ

OS Grid Ref: E: 542977 N: 161237

Applicant : Mr Daniel Kelly

Objections : NO

Description of Development:

Part one/two storey side and rear extension with steps to front

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Proposed World Heritage Site

Proposal

Permission is sought for a part one, part two storey side extension and a part one, part two storey rear extension.

The side element is located within the existing recessed area to the front of the property, but does not project forward of the forward building line. This consists of a single storey porch to the front with a depth of 1.2 metres and a width of 2.7 metres; this features a pitched roof adjoining the main two storey element. The two storey side element has a depth of 4.1 metres (giving the side element a total depth of 2.2 metres) and a width of 2.7 metres.

The proposed rear element has an overall depth of 3.3 metres, with a single storey depth of 1.3 metres and a two storey depth of 2 metres. This is for the full width of the dwelling and replaces an existing conservatory which occupies the western edge of the rear elevation.

Location

The application site is located to the southern edge of the eastern end of West Hill, towards the junction with Luxted Road. The site features a two storey semi-detached period dwelling and is located within the Green Belt.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No technical consultations were sought for this proposal.

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
- H9 Side Space
- G1 The Green Belt
- G4 Dwellings Within the Green Belt or on Metropolitan Open Land

London Plan Policy 7.16: Green Belt

The National Planning Policy Framework

Planning History

Application reference 03/03521 granted permission for a single storey rear extension in the form of a conservatory and roof alterations to form a pitched roof. This has been implemented.

Application reference 04/01418 granted planning permission for a front extension to provide a porch. This has not been implemented. A large number of alterations have been permitted at this property in the past, namely a single storey side extension in 1967 (reference 67/02648), a first floor side extension in 1972 (reference 72/02402) and a two storey rear extension in 1975 (reference 75/02142).

Within the area, 4 West Hill was granted permission for a front porch under application reference 04/01418 which has been implemented

No.2 has previously been granted permission for a single storey rear extension, reference 03/00010 and a two storey side extension, reference 96/02572. Both have been implemented.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and 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 proposal, as a result of the scale and floor area of the extensions, consists of inappropriate development within the Green Belt and as such very special circumstances must be demonstrated by the applicant to warrant permission being given. Within the Statement submitted there is no specific reference to such circumstances and as such the applicant has not demonstrated why an exception should be made to established Green Belt policy that justifies this proposal.

Both the National Planning Policy Framework (NPPF) and the Council's UDP under Policies G1 and G4 require substantial weight to be given to the openness of the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness is clearly outweighed by other considerations. The onus is upon the applicant to demonstrate these and, as stated, no such case has been put forward.

The presence of extension to the neighbouring properties is not considered a de facto justification amounting to very special circumstances. The principle two storey enlargements to No.4 were carried out in the 1960s and 1970s and as such significantly pre-date the Council's Green Belt Policies of recent years. The two storey extension at No.2 was granted 26 years ago in 1996 and its existence and any very special circumstances that may have been presented at that time do not in themselves warrant very special circumstances in this instance. Members should also note that this extension would have been considered under Policy G3 of the 1994 UDP which stated "The Council will not normally permit proposals which result in a net increase in volume of more than 50% above that permitted under Class A of the GPDO", and as such is very much a different policy to that currently in place in the form of Policy G4.

Openness within the Green Belt is not specifically defined, but can be taken to mean the absence of visible development. The effect of a development on the openness of the Green Belt is primarily a matter of its nature, scale, bulk and site coverage. That is to say its quantum and its physical effect on the application site rather than any visual or other impact on its surroundings.

The proposal would materially increase the floorspace of the existing and original dwelling. With the infilling of the existing recessed area to the front with a two storey extension and the creation of a part one, part two storey extension to the rear (including a roof enlargement to allow for a hipped roof), the would result in a more substantial and bulky dwelling than the former one.

The proposal represents an increase of some 78% of the original dwelling and a 65% increase over the existing dwelling. These figures greatly exceed the 10% tolerance stipulated by Policy G4 and it is considered that the proposal cannot be seen as the limited extension of the original dwelling and would be a disproportionate addition over and above the original building.

The proposal therefore represents inappropriate development in the Green Belt that would be immediately visible from the highway and neighbouring properties. It is established that such development should not be approved except in very special circumstances whereby any harm from inappropriateness, together with any other harm, is clearly outweighed by other considerations. No very special circumstances have been demonstrated to outweigh the impact on the open character of the Green Belt.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00557, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The site is located in the Green Belt wherein there is a presumption against inappropriate development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policy G1 of the Unitary Development Plan.
- 2 The proposed extension, by reason of its bulk and the additional floor area created, would result in a significantly larger dwelling and would be harmful to the character of the streetscene and detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan.

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