

**Application No : 10/00663/FULL6**

**Ward:  
Bromley Common And  
Keston**

**Address : Keryl Barnet Wood Road Hayes  
Bromley BR2 8HJ**

**OS Grid Ref: E: 541962 N: 165612**

**Applicant : Mr C Male**

**Objections : YES**

**Description of Development:**

Part one/two storey front, side and rear extension. Front porch canopy and bay window. Elevational alterations.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding

**Proposal**

The development proposes the construction of a part one/two storey front, side and rear extension, a front porch canopy and bay window and elevational alterations.

The proposals would accommodate a new kitchen and breakfast room to the ground floor with a new single integral garage and additional bedrooms to the first floor. The original building has an existing external floor area of 118.9 square metres.

**Location**

The application site comprises of a detached three bedroom two storey dwelling which has a linked single storey garage and utility room located towards the eastern boundary of the site. The property is located towards the eastern end of Barnet Wood Road close to the junction with Oakley Road.

The property is located on the edge of Bromley Common with in a suburban area consisting of predominantly residential dwellings. This part of Barnet Wood Road is characterised by two storey detached dwellings with large rear gardens. Towards the southern boundary there are large playing fields which are used by the school located towards the south. The site is located within the Green Belt.

## **Comments from Local Residents**

- The proposal is more in keeping with the area and much more sympathetic to the design of the house and street scene than the approved lawful development proposals.
- The proposal would enhance the area and the appearance of the property
- The house will be made much more symmetrical as a result of the proposals and is a significant improvement to previously permitted schemes and the existing dwelling
- The proposal is of a traditional design fitting in with the area

## **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

G4 Extensions and Alterations to dwelling houses within the Green Belt  
BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

London Plan Policy 3D.9 - Green Belt

PPG 2 Green Belt

The application has been called in by a Ward Member

## **Planning History**

Under application ref. 09/02770, an application for a certificate of lawfulness was submitted. The proposals included a single storey side extension, a two storey rear extension, a single storey front porch extension, alterations to roof to provide habitable accommodation in the roof space and a detached single storey triple garage outbuilding to the rear served by a new access driveway. The development was approved as lawful in January 2010.

## **Conclusions**

The main issues relating to the application are whether the proposed development would constitute appropriate development within the Green Belt and, if not, whether very special circumstances exist; and the effect that it would have on the visual amenity and openness of the area.

The application proposal results in an increase in the floor area of the dwelling by around 150 square metres. National policy, contained within Planning Policy Guidance Note 2: Green Belts (PPG2) contains a presumption against inappropriate development. The guidance identifies development that would not be inappropriate.

The extension of dwellings is not inappropriate provided it does not result in disproportionate additions over and above the size of the original building. Inappropriate development should not be approved unless there are very special circumstances so that the harm caused is clearly outweighed by other considerations.

It is for the applicant to show why permission should be granted for development that is contrary to current adopted Green Belt Policies and in this case the applicant refers to the existence of an approved Certificate of Lawful Development granted in January 2010. It is argued by the applicant that were the Certificate of Lawful Development for the extensions and alterations to the existing dwelling implemented, in conjunction with the provision of a detached triple garage, these works would cause more harm to the Green Belt than the proposed extensions and alterations to the property submitted in the current planning application.

The current proposals would result in a reduction of some 0.3 square metres in the total floor area of the dwelling once the extensions are constructed when compared to the size of the dwelling were the existing Certificate of Lawful Development proposals implemented. Taking this into account, it is considered that whilst the proposal is clearly well in excess of the of the 10% net increase of the original dwelling house stated in Policy G4, the proposals are considered to be of a more appropriate size, siting and design when compared to the approved works permitted in the lawful development certificate.

The Council wish to ensure that there is not incremental harm to the Green Belt by excessive subsequent extensions to dwellings within the Green Belt that collectively may jeopardise the open nature of the countryside.

Whilst situated within the Green Belt where there is a general presumption against inappropriate forms of development, the proposals submitted under the planning application are considered to be more appropriate when compared to the approved Lawful Development Certificate. The proposal would ensure the open character and appearance of the Green Belt is effectively maintained through a much more sympathetic extension and alteration in keeping with the area in general.

Members will therefore wish to consider whether these improvements to the character and appearance of the extensions when compared to the development that could potentially be carried out under the approved Lawful Development Certificate constitute the very special circumstances required to permit development which exceeds Unitary Development Plan Policy limits.

In this case, it is considered that the proposal will enhance the quality and character of the Green Belt and, on balance can be supported.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00663, 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     ACI01       Restriction of all "pd" rights

**Reason:** In the interests of the residential amenities of the locality, the character appearance and openness of the Green Belt and to accord with Policies BE1 and G4 of the Unitary Development Plan.

- 4     ACI12       Obscure glazing (1 insert)    in the flank elevations  
      ACI12R     I12 reason (1 insert)    BE1 and H8

### **Reasons for granting permission:**

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- G4    Extensions and Alterations to dwelling houses within the Green Belt
- BE1   Design of New Development
- H8    Residential Extensions
- H9    Side Space

The development is considered to be satisfactory in relation to the following:

- (a)   the appearance of the development in the street scene;
- (b)   the relationship of the development to adjacent property;
- (c)   the character of the development in the surrounding area;
- (d)   the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e)   the light and outlook of occupiers of adjacent and nearby properties;
- (f)   the privacy of occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

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