

**SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No : 10/02330/PLUD**

**Ward:  
Chelsfield And Pratts  
Bottom**

**Address : 1 Stirling Drive Orpington BR6 9DW**

**OS Grid Ref: E: 546780 N: 164306**

**Applicant : Mr M Daniel**

**Objections : YES**

**Description of Development:**

Single storey side extension

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

**Proposal**

- The application is for a lawful development certificate for a single storey side extension.
- The extension measures approximately 3.5 metres in width, 5.7 metres in length and approximately 3.5 metres in height with an eaves height of approximately 2.5 metres.
- The extension includes windows to the front and side and a door to the side. There are roof lights to all roof slopes but no window in the rear elevation.
- The extension is to accommodate a kitchen and study area.

**Location**

- The application site is located to the east of Stirling Drive and is on the corner of Repton Road and Stirling Drive.
- The property forms one half of a pair of semi-detached properties, the other of which is in Repton Road with the application site fronting Stirling Drive. The garden of the property is therefore to the side and runs along Stirling Drive.
- The area is mainly comprised of semi-detached, post war family dwellings, most of which are brick built.
- There are a number of outbuildings to the side of the property.

**Comments from Local Residents**

- Plans submitted incorrectly – do not show garage and shelter.

## **Comments from Consultees**

There are no comments from consultees.

## **Planning Considerations**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Schedule 2, Part 1, Class A of the General Permitted Development Order 1995 (as amended)

## **Planning History**

Planning permission was granted for a front porch extension. Cladding to front and side upper elevations and gable pockets to front elevation in 2010 under ref. 10/01652.

## **Conclusions**

The application requires the Council to consider whether the extension would be classified as permitted development under Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Whilst there are a number of outbuildings in the garden of the property, the floor area of these plus the proposed extension does not exceed 50% of the curtilage of the dwelling. The proposed extension would not have an overall height or eaves height exceeding that of the original dwelling. The enlarged part of the dwelling would not project further forward than the principle elevation, does not exceed 4 metres in height or have an eaves height above 3 metres within 2 metres of a boundary and has a width no wider than half the width of the dwellinghouse.

The extension proposed is to be for a purpose incidental to the main use of the dwellinghouse, the property is not on article 1(5) land and the materials proposed are to match the existing property.

The application site was visited by the case officer and it was confirmed that the proposal would fall within permitted development tolerances and the Certificate should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01652 and 10/02330, excluding exempt information.

## **RECOMMENDATION: CERTIFICATE BE GRANTED**

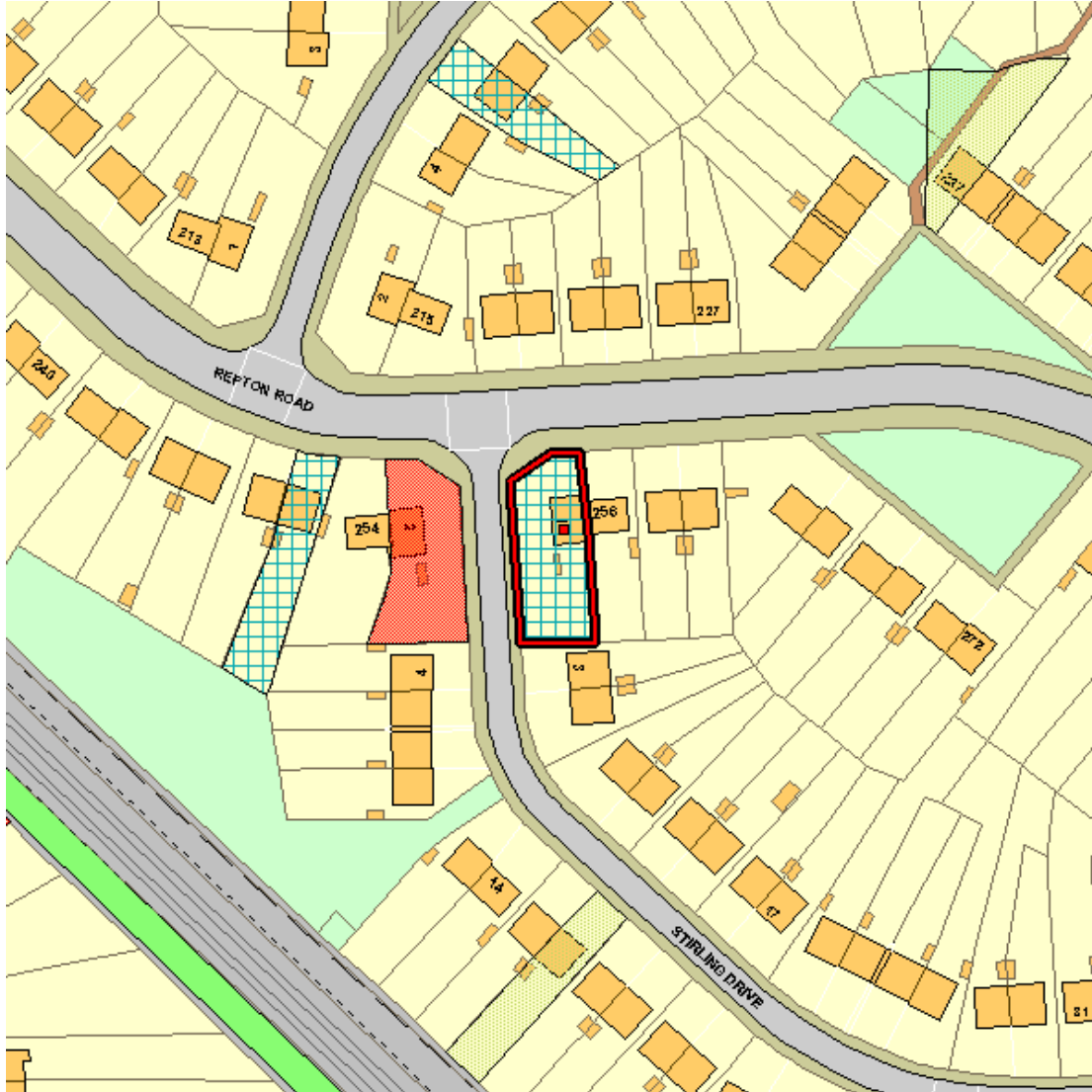
- 1 The proposed development is permitted by virtue of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

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CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



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