

SECTION '2' – Applications meriting special consideration

Application No : 12/00636/FULL6

Ward:
Chelsfield **And** **Pratts**
Bottom

Address : **Winrose Cottage** **Norsted Lane**
 Orpington BR6 7PQ

OS Grid Ref: **E: 546996 N: 161977**

Applicant : **Mr D Skudder**

Objections : NO

Description of Development:

Increase in roof height to include dormer extensions, elevational alterations and front porch

Key designations:

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

Proposal

The proposal will entail an enlargement of the existing first floor accommodation, the removal of the existing roof and its replacement by one whose ridge line rises by approximately an additional 1.1m in height.

Additional information relating to the existing usable floor area was received on 23.5.12.

Location

The site forms part of a line of ribbon development fronting the eastern side of Norsted Lane and is situated within the Green Belt.

Comments from Local Residents

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

Comments from Consultees

Not applicable.

Planning Considerations

Policies BE1, G1, G4 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; to control the size of residential within the Green Belt, and to safeguard the amenities of neighbouring properties.

Planning History

The application dwelling has been extended at various times with additions having been added to the roof and at ground floor level. Under ref. 99/03589, permission was granted for various roof additions whose volume was calculated at 42 cu metres. The volume of earlier extensions was calculated at 179 cu metres.

More recently, under ref. 11/01636, a proposed first floor enlargement, entailing an increase in ridge height of approximately 2.0m was refused on the following ground:

“The application dwelling has already been significantly extended and the proposal would, by virtue of its size and bulk have a detrimental impact on the visual amenities and openness of the area, and in the absence of very special circumstances would constitute inappropriate development, contrary to Policies G4, BE1 and H8 of the Unitary Development Plan.”

Conclusions

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

Policy G4 of the Unitary Development Plan concerning extensions or alterations to dwellinghouses in the Green Belt or Metropolitan Open advises that these will only be permitted if:

- (i) the net increase in the floor area over that of the original dwellinghouse is no more than 10%, as ascertained by external measurement; and
- (ii) their size, siting, materials and design do not harm visual amenities or the open or rural character of the locality; and
- (iii) the development does not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

Point (i) of Policy G4 is qualified in Paragraph 8.1 of the UDP, which advises that the 'original dwelling' in the context of this policy follows the definition of 'original building' in the Town & Country Planning (General Permitted Development) Order 1995: 'in relation to a building existing on 1st July 1948, as existing on that date and, in relation to a building built on or after 1st July 1948, as so built'. Development that does not comply with the terms of Policy G4 is inappropriate within the Green Belt and should be refused unless there are very special circumstances that outweigh the harm caused.

In this case, it is calculated that there will be a net increase of 8.5 sq metres in floor area of the dwelling (this figure based on additional information provided by the applicant, and also taking into account the partial ground floor reduction in floor area and first floor area reconfiguration).

In comparison to the 2011 application (ref. 11/01636) the overall height of the proposed first floor extension has been reduced by approximately 0.9m and the front porch has been removed. Taking into account this reduction in bulk and floor area it is considered that proposed extension will appear less dominant and obtrusive in respect of the visual amenities and openness of the Green Belt. From a design perspective the proposal will consolidate the existing floor space and enhance the appearance of the existing dwelling.

The applicants have offered the demolition of the existing detached garage located south west of the main dwelling in order to counteract the visual impact from the enlarged dwelling, whose overall floor area – it is important to note – has been enlarged incrementally over a number of years. This would need to be carried out in conjunction with a condition restricting future permitted development for extensions and outbuildings.

Collectively, the matters discussed above, including the demolition of the existing garage, are considered to comprise very special circumstances which outweigh any harm caused to the openness of the Green Belt, and justify the granting of permission for this proposal which is inappropriate development in the Green Belt. The proposal therefore complies with Policy G1 of the UDP.

With regard to neighbouring amenity given its design and siting relative to surrounding houses, it is not considered that neighbouring amenity will be significantly undermined and that the proposal complies with Policy BE1.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/03589, 11/01636 and 12/00636, and other cases set out in the Planning History section above, 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 Prior to work commencing on the proposed extension, the existing detached garage situated to the south west of the existing dwelling shall be demolished, and all rubble removed from site.

Reason: In order to safeguard the visual amenities and openness of the Green Belt and to prevent an overdevelopment of the site, in accordance with Policies G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework 2012.

- 4 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In order to safeguard the visual amenities and openness of the Green Belt and to prevent an overdevelopment of the site, in accordance with Policies G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework 2012.

5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

G1 The Green Belt

G4 Extensions in the Green Belt

H8 Residential Extensions

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