

SECTION '2' – Applications meriting special consideration

Application No : 12/00470/FULL6

Ward:
Darwin

Address : North Downs House Grays Road
Westerham TN16 2JD

OS Grid Ref: E: 545466 N: 157432

Applicant : Martyn Willis

Objections : YES

Description of Development:

Rooflights to front and rear roofslopes, part conversion of garage to habitable accommodation and elevational alterations

Key designations:

Area of Outstanding Natural Beauty Area Of Outstanding Natural Beauty 02
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Sites of Interest for Nat. Conservation

Members deferred this application at Plans-Sub Committee 1 on 10th May 2012 in order to seek a reduction in the size and/or number of windows to the front and side of the dwelling.

Proposal

Permission is sought for the insertion of rooflights to the front and rear roofslopes, the part conversion of the existing garage to form habitable accommodation and elevational alterations.

Further to the request by Members to reduce the size and/or number of windows, alterations have been made as follows:

- the large triangular window to the flank elevation has been replaced by a rectangular window, resulting in two of this design to the flank elevation.

Location

The site is located to the eastern edge of Grays Road near to the junction with Viewlands Avenue and features a single storey detached dwelling with accommodation in the roofspace as a result of a previously approved rear dormer.

Comments from Local Residents

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

- the neighbouring residents have objected on the grounds that the proposed window to the flank elevation will result in overlooking, light pollution and would be out of character.

Following the submitted changes to the proposed scheme a period of further consultation has been undertaken. To date no comments have been received, however any that are submitted will be reported verbally.

Comments from Consultees

The Council's Highways Officer has raised no objection to the conversion of the garage as sufficient off-street parking would remain.

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
G4 Dwellings in the Green Belt or on Metropolitan Open Land

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

Planning History

Application ref. 86/00047 granted permission for a rear dormer extension, a single storey rear extension and front porch. A further application, ref. 90/00959, granted permission for a single storey rear extension.

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.

As the roofspace of the dwelling has already been converted to residential accommodation, no further increase in floor area will result from the proposal.

Although the existing garage will become a gym and storage room, it is considered that this constitutes an internal alteration and does not fall within the scope of creating additional floor area.

Externally no additional volume is to be created. The existing garage door will be retained, although a parking space will no longer be provided. However, this is considered to comply with Policy T3 and no adverse impact will result with regards to vehicular parking or highway safety. The rooflights to the front elevation are not considered to be detrimental to the character of the area or the host dwelling.

To the southern flank elevation it is proposed to insert two windows, two rectangular windows replace the previously proposed triangular design, to serve as upper level illumination to the ground floor kitchen/lounge and living room. As such no overlooking would result. Concerns have been raised by the neighbouring resident that this element would cause light pollution and be out of character.

However, it is not considered that the insertion of these flank windows would be harmful to the character of either the host dwelling or the area. It is also noted that this flank elevation has a separation of some 8 metres to the northern flank elevation of the neighbouring property, with mature vegetation to the boundary. The lower, rectangular window and the lower edge of the triangular window would also replace two existing flank windows. As such it is not considered that an unacceptable level of light pollution would result from this element of the proposal, however any impact can be further mitigated by way of a condition requiring these windows to be obscure glazed.

Given the above it is considered that the proposal would not be detrimental to the character or openness of the area or Green Belt and would not result in an unacceptable level of impact to the amenities of neighbouring residents.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00470, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACI12 Obscure glazing (1 insert) to the southern flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 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.

- 5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

G4 Dwellings in the Green Belt or on Metropolitan Open Land

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