

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

Application No : 12/01407/FULL6

Ward:
Darwin

Address : Joyden Grays Road Westerham TN16
2JB

OS Grid Ref: E: 545314 N: 157342

Applicant : Mr D Barker

Objections : NO

Description of Development:

Single storey side/rear extension

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

Proposal

The proposed single storey side/rear extension will be built within a recess to the north-western corner of the dwelling and align with the existing house along its flank and rear elevations. Externally it will measure 3.0m (w) x 4.5m.

Location

The site is located along the northern side of Grays Road within the Green Belt.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing this report no representations were received.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, 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 extensions within the Green Belt, and to safeguard the amenities of neighbouring properties.

Planning History

Under ref. 11/03178, an application for ground floor side and rear extensions together with elevational alterations and formation of first floor accommodation with front dormers to form chalet dwelling was withdrawn.

A Certificate of Lawfulness for a proposed side extension, ref. 11/03846 has been granted. In essence, this relates to the front element of the overall extension proposed in this application, and is situated behind the former side extension.

Subsequently, permission was granted for a single storey side extension to the eastern end of the dwelling under ref. 11/03862.

Conclusions

The main issues relating to the application are whether it is appropriate development within the Green Belt, the effect that it would have on the character and appearance of the Green Belt and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In the case of the previously approved application for a single storey side extension along the opposite side of the dwelling (ref. 11/03826), Members considered that to be justified, in part because its floor area would be less than the cumulative floor area of a certified (but un-built) Permitted Development extension and an existing side extension.

In its approved form the dwelling has been extended well in excess of the size normally sought under Policy G4 of the Unitary Development Plan. It is calculated that this proposal will result in the dwelling becoming 2.8 times larger than in its original format. Whilst it is acknowledged that the proposed extension will in itself be of a modest size and will be discreetly situated within a recess to the rear of the dwelling, when taken in conjunction with the previous extensions, the proposal would result in a disproportionate addition to the original building and would constitute inappropriate development. The total addition would be well in excess of 10% which is the maximum permitted under UDP Policy G4. Accordingly, it is considered that the proposal would represent an unacceptable incremental enlargement of the property.

It is considered that the proposal would constitute inappropriate development in the Metropolitan Green Belt, and that it would thus conflict with established Green Belt policy which records that inappropriate development is by definition harmful to the Green Belt, and also UDP Policy G4. No very special circumstances have been demonstrated to outweigh the harm that would be caused.

With regard to neighbouring amenity, given its separation and relationship to surrounding houses it is not considered that the proposed extension will adversely affect neighbouring amenity.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03178, 11/03826, 11/03846 and 12/01407, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed extension would constitute inappropriate development and, in the absence of very special circumstances, would be contrary to Policy G4 of the Unitary Development Plan regarding extensions and alterations to dwellings in the Green Belt.

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