

SECTION '2' – Applications meriting special consideration

Application No : 12/01250/FULL6

Ward:
Darwin

Address : 115 Leaves Green Road Keston BR2
6DG

OS Grid Ref: E: 541561 N: 162187

Applicant : Mr Keith Hopton

Objections : YES

Description of Development:

Increase in roof height to form accommodation in roof space, single storey rear extension and bay windows to front

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

The proposal consists of increasing the existing roof height in order to create a first floor level of accommodation, a single storey rear extension and the provision of two bay windows to the front elevation.

The proposed roof sees an increase of 1.35 metres over the existing ridge height with gables introduced to the side and rear roofslopes which replace the current hipped roof. The rear gable sits above the proposed rear extension.

The rear extension has a depth of 3.9 metres and is for the full width of the dwelling. Including the roof enlargement above, the rear element has a total height of 6.3 metres.

Two bay windows are proposed and these are situated to the existing front windows with a projection of some 0.4 metres.

Location

The application site is located to the eastern edge of Leaves Green Road, just north of Leaves Green petrol station to the western edge, and consists of a single storey detached dwelling.

Neighbouring properties are predominately two storey in nature, although the adjoining property to the northern boundary, No.113, is of a similar design and scale as the application dwelling.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the following representations were received:

- the owner at No.117 has stated that whilst development is welcome to improve the property, the depth of the rear extension (given as 4.5 metres) is too large and this will detrimentally impact the outlook from No.117.

Comments from Consultees

No technical consultation were undertaken for this application.

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
- H8 Residential Extensions
- H9 Side Space
- G1 The Green Belt
- G4 Dwellings Within the Green Belt or on Metropolitan Open Land

London Plan Policy 7.16: Green Belt

The National Planning Policy Framework

The application site has no application history.

However neighbouring properties have had previously approved proposals that are relevant to this application:

- No.117 – The replacement of a detached bungalow with a 3 bedroom detached dwelling was permitted under application reference 00/00384, this has been implemented. The former property had been previously extended and the replacement dwelling represented an increase of 32% over the existing floor area and a 75% increase over the original floor area with a total floor area of 183 square metres.
- No.111 – The demolition of the existing bungalow and the erection of a detached 4 bedroom dwelling was permitted under application reference 96/00813, this has been implemented. The officer's report for this application states that the principal for development in the area has been set by the replacement dwelling at No.109 in 1992 with subsequent extensions giving a footprint of 198 square metres and that the proposal at No.111 'is below this figure'.

- No.109 - was granted permission under application reference 90/00799 for a replacement 4 bedroom detached dwelling. This replaced a bungalow of 143 square metres with a house of 166 square metres. Subsequent permissions for a single storey side extension (02/01177) and a detached garage (06/03105) have given a total footprint of 198 square metres.

Conclusions

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

The application property is of a similar scale and design to No.113 to the north, with No.113 being set further forward to Leaves Green Road. To the boundary No.113 has a single storey detached garage which offers a degree of screening to the northern flank elevation of No.115, although there are currently no boundary fences. Further to the north No.111 is a two storey dwelling permitted under application reference 96/00813, the rear elevation of which is more in line with the front elevation of No.115.

To the southern boundary No.117 is a detached two storey dwelling permitted under application reference 00/00384 with a rear building line approximately level to that of No.115 as existing and the property at No.119. Wooden fencing is present to this southern boundary with the first floor northern roofslope of No.117 featuring a single side dormer.

The rear extension has a rearward projection of 3.9 metres, which is considered acceptable in terms of depth for a detached property. Given the separation to the southern boundary with No.117 and the orientation of the properties, it is not considered that an unacceptable level of impact would occur to the amenities of outlook of the residents of No.117. The rear element is set well back from No.113 and it is considered that no impact would result to this property.

The front roofslope is to remain as a hipped design, with gables to the sides and rear. It is noted that No.117 features gables at front and rear and as such it is not considered that the design would be out of character. Although the height of the roof would be increased by some 1.3 metres, this would still be below the ridgeline of No.117. To No.113, the northern gable would result in some additional overlooking, however it is considered that the level of impact is acceptable.

The rear gable would match that at No.117, although at a lower level. This first floor element would project beyond the building line of No.117, however it is considered that the pitched design and separation to the boundary would largely reduce any impact upon the outlook of the adjoining owners.

The proposal, as a result of the scale and floor area of the extensions, consists of inappropriate development within the Green Belt and as such very special circumstances must be demonstrated by the applicant to warrant permission being given. Within the Statement submitted it is argued that due to a lack of urban sprawl resulting from the proposal, the relatively small scale in context with

neighbouring properties, and the lack of visual impact such circumstances exist. Additionally, the dwelling is stated as being of poor energy efficiency and that the proposed alterations would substantially improve this situation. Member's should consider whether this position qualifies as very special circumstance that justify the setting aside of established Green Belt policy in this instance.

The proposal would materially increase the floorspace of the existing and original dwelling with an increase of some 120 square metres, representing an increase of 127% above the original dwelling. These figures greatly exceed the 10% tolerance stipulated by Policy G4, however it is considered that this figure is representative of the relatively small footprint of the existing dwelling, with the creation of a first floor automatically doubling the existing floor space.

Within this context Members may wish to consider the replacement dwellings at No.109, No.111 and No. 117 that have seen the demolition of single storey bungalows and the erection of two storey detached dwellings with larger overall floor areas than the current proposal.

Members should also be aware that the elements of the proposal, namely the single storey rear extension and side gable end enlargements, possibly and without prejudice fall under permitted development. Although the Court of Appeal has stated that there is no presumption in favour of a development to be gleaned from that allowed under permitted development and a local authority should be able to consider all the issues raised by such a development, this is a consideration, albeit of limited weight, in the determination of this application.

Green Belt policy seeks to protect the openness within the Green Belt although this is not specifically defined, but can be taken to mean the absence of visible development. The effect of a development on the openness of the Green Belt is primarily a matter of its nature, scale, bulk and site coverage. That is to say its physical effect on the application site rather than any visual or other impact on its surroundings.

Given the two storey nature of the surrounding dwellings and the small scale of the existing property at No.115, it is requested that Member's consider whether the proposal would harm the openness of the Green Belt and consequently whether the proposed development is acceptable in this instance.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01250, excluding exempt information.

as amended by documents received on 18.07.2012

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- | | | |
|---|-----------------|--------------------------------------------------------------------------------------------|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |

- 2 ACC07 Materials as set out in application
- ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan

Reason: In the interests of the appearance of the site and to preserve the openness of the Green Belt in accordance with Policy G1 of the Unitary Development Plan.

- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- G1 The Green Belt
- G4 Dwellings Within the Green Belt or on Metropolitan Open Land

London Plan Policy 7.16: Green Belt

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D00003 If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The site is located in the Green Belt wherein there is a presumption against inappropriate development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policy G1 of the Unitary Development Plan.

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