

SECTION '2' – Applications meriting special consideration

Application No : 12/01872/FULL6

Ward:
Darwin

Address : 13 Cudham Park Road Cudham
Sevenoaks TN14 7RF

OS Grid Ref: E: 545125 N: 161995

Applicant : Mr J Peters

Objections : NO

Description of Development:

Single storey rear extension with pitched roof and porch to rear

Key designations:

Special Advertisement Control Area
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

Permission is sought for a single storey rear extension with a porch located to the rear elevation.

The proposed rear extension will have a depth of 3.6 metres, a width of 2.05 metres and a height of between 2.6 metres and 3.8 metres. This element is located between two previously allowed single storey extensions and does not project further to the rear, the space existing being infilled. As part of this infill extension, a hipped roof is being provided for the full width of the existing and proposed extensions to replace the flat roofs to the existing rear elements.

The porch projects 1.5 metres from the rear of the western rear extension and has a width of 2.4 metres and is located to the western edge of the rear elevation. The roof of this element is incorporated within the proposed hipped roof.

Location

The application site is located to the southern edge of Cudham Park Road and is the last property to the east of this road. The site features a semi-detached single storey dwelling.

Comments from Local Residents

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

Comments from Consultees

No technical consultations were carried out for this application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

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

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 9: Protecting Green Belt Land

Planning History

The property has benefitted two previous enlargements:

Application ref. 88/00639 (revised by application reference 88/03303) granted permission for a single storey side and rear extension. This enlargement was for the purposes of providing accommodation to a family member and the permission has a condition requiring the extension to not be severed. This element is located to the eastern edge.

Application ref. 91/01106 granted permission for a single storey rear extension. This element is located to the western edge.

Conclusions

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

The two permitted extensions have increased the floor area of the original dwelling by some 34 square metres, enlarging the property from 109 square metres to 143 square metres. The current proposal seeks to add a further 11 square metres.

As a result the proposed rear infill extension and the proposed porch will add some 7.6% to the existing floor area, and 10% over the original. However, when the previous extensions are taken into account this amounts to a total 41% increase over the original dwelling. This is contrary to the allowance of 10% set out within UDP Policy G4.

The applicant has submitted representations in support of the proposal consisting of mitigating reasons that may be considered very special circumstances. These are as follows:

- The purpose of the proposal is to provide sufficient space to allow internal alterations in order that a suitable level of semi-independent living can be provided for the applicant's 19 year old son who has severe learning difficulties.
- The circumstances surrounding the applicant's son are recognised by a reduction in Council Tax.
- The applicant's son is likely to live at home indefinitely due to a lack of supported accommodation and it is requested that the Council support the family in this regard.
- Whilst the over increase results in extensions in excess of 10% of the original floor area, the application should be treated on its own merits.
- The proposal aims to improve the previously permitted development by removing the flat roofs and creating a pitched roof.
- The proposal cannot be easily seen from the adjoining property.
- The proposal complies with the requirements under permitted development.

The infill extension is not considered to have any further significant impact upon the openness or character of the Green Belt and can be seen as improving the design of the rear elevation of the dwelling. The proposed hipped roof in particular is considered to greatly improve the design of the rear of the property from the two existing unrelated flat roofs of the previous extensions.

The proposed porch is considered to be relatively modest in scale and would not result in a detrimental impact upon the amenities or outlook of the neighbouring residents. The existing boundary treatment consists of a 2.5 metre dense hedge and although this is likely to be partly removed for the depth of the enlargement, it is considered that the resulting impact would not be greater than at present.

With regard to whether or not the proposal is appropriate in the Green Belt, the National Planning Policy Framework (NPPF) states that the extension or alteration of a building is not considered to be inappropriate provided it does not result in disproportionate additions over and above the size of the original dwelling. Whilst the percentage increase of the total extensions to the original dwelling are contrary to the restrictions in place by Policy G4, Members may wish to consider whether the current proposal creates additions which in total are disproportionate to the original dwelling, and consequently whether given its specific design and limited percentage increase over the G4 allowance, whether the proposal may be regarded as appropriate in the context of the National Planning Policy Framework. Alternatively if the proposal is considered disproportionate and consequently inappropriate in the Green Belt, Members may wish to consider whether the very special circumstances put forward by the applicant warrant the setting aside of normal Green Belt Policy requirements to allow the proposal.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01872, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

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

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework 9: Protecting Green Belt Land

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

- 1 The proposed extension by reason of its size and the cumulative impact of previous extensions to the property results in a disproportionate addition over and above the size of the original building and constitutes inappropriate development within the Green Belt, harmful to its openness and character. No very special circumstances have been demonstrated to warrant the setting aside of normal policy requirements and the proposal is therefore contrary to Policy G4 of the UDP and the National Planning Policy Framework 2012.

Application:12/01872/FULL6

Address: 13 Cudham Park Road Cudham Sevenoaks TN14 7RF

Proposal: Single storey rear extension with pitched roof and porch to rear

