

SECTION '2' – Applications meriting special consideration

**Application No :** 12/03293/FULL6

**Ward:**  
**Bromley Common And**  
**Keston**

**Address :** Foxhill Farm Jackass Lane Keston BR2  
6AN

**OS Grid Ref:** E: 541319 N: 163881

**Applicant :** Mr Jerry Ellis

**Objections :** NO

**Description of Development:**

Single storey side extension, alterations to existing basement, landscaping and elevational alterations.

Key designations:

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

**Proposal**

Permission is sought for a part one, part two storey side extension with the enlargement of the existing basement by the creation of two external, exposed courtyards to either flank elevation and elevational alterations to the existing dwelling.

The extension is located to the rear (eastern) elevation of the dwelling and is predominately single storey in nature, with 2.4 metres adjoining the dwelling being two storeys, although there is no accommodation provided at first floor level with this section forming a replacement entrance hall and staircase. The ground floor of the extension forms a garage that replaces an existing detached garage building.

The extension has a total depth of 9.2 metres, a width of between 7 metres and 11.6 metres and a height of between 4.7 metres and 5.5 metres with the majority having a height of 4.7 metres

The basement area projects to the south and north of the property and comprises two open courtyards at either end of the dwelling providing access to the existing basement area. These both consist of a width of some 7 meters and a depth of some 4 metres, with both being exposed and having steps leading out and away from the dwelling to the abutting garden areas.

Elevational treatments are also proposed consisting of corten cladding, black timber boarding and new windows.

## **Location**

The application site is located to the eastern edge of Jackass Lane and comprises the residential curtilage within the wider agricultural unit that forms Foxhill Farm. The dwelling itself is a two storey detached dwelling with accommodation to the roofspace and a basement. There is a single storey detached garage to the rear and a swimming pool to the south.

The site is substantially elevated about street level and is bounded by agricultural land to the west, north and south. To the east is a large mature wooded area immediately abutting the boundary.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one response was received in support of the application:

- the proposed changes will make a significant improvement to the existing building, in particular the external visual improvements.
- the energy saving and sustainable elements of the design are supported.

## **Comments from Consultees**

Highways have raised no objection subject to conditions.

## **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
- G1 The Green Belt
- G4 Dwellings in the Green Belt or on Metropolitan Open Land

London Plan Policies:

- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.4 Retrofitting
- 5.7 Renewable Energy
- 5.8 Innovative Energy Technologies
- 7.16 Green Belt

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework

## **Planning History**

Planning application ref. 12/01582, for a similar proposal to the current application, was withdrawn in August of this year.

A prior notification of agricultural development application under Part 6 Part 6, Schedule 2 of the GPDO 1995 (as amended) for a polytunnel was refused in September of this year.

The property was originally granted permission under application ref. 82/0818. However the existing dwelling was erected under the outline permission ref. 85/02696 and the associated details pursuant application ref. 86/00683 This was granted under legal agreement, this being replaced in 2000 and the old agreement being of no further effect. This relates to severance of the site and is not considered to be material to this application.

A lake was formed under planning permission ref. 93/02882 and is present to the west of the site.

## **Conclusions**

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

The existing dwelling has, over its four floors, a floor area of 450 square metres, with the detached garage having a floor area of 24 square metres. The garage is situated 3.1 metres away from the house and is therefore within the 5 metre distance stated by Policy G4 for outbuildings to be classified as part of the original dwelling. As a result the dwelling has an original footprint of 474 square metres. Members will note that the existing dwelling is a replacement dwelling of a former single storey bungalow and as such the site has seen the residential footprint increased substantially.

The proposed extension has a floor area of 75 square metres, some 47 square metres of which is occupied by a garage, a store and W.C. with the entrance hall area largely occupying an area currently occupied by the existing entrance structure and creating an additional floor area of some 9.5 square metres. The roof area is a void with no access to both the hall area and the garage and it is noted that the loft area of the garage has a maximum internal height of 1.9 metres within a pitched roof. As such the net increase in floor area is calculated at 56.5 square metres, representing a total increase to the dwelling of 11.9%. Given the proportionate increase over the existing dwelling it is considered that the proposal represents an appropriate level of development within the Green Belt.

Whilst this marginally exceeds the stipulated 10% increase, it is considered that the extension largely replaces an existing outbuilding that is within 5 metres of the dwelling, whilst half the floor area provided is in the form of non-habitable space. In addition it is considered that given the location of the extension to the rear of the

dwelling with tall trees to the rear, it is largely unseen. Consideration should also be given to the roofspace of the proposed extension being to such a dimension as to make conversion to habitable accommodation unlikely and the retention of the proposed use can be imposed by condition.

In support of this extension the applicant has submitted very special circumstances. The dwelling is to be remodelled as the existing layout is complex, outdated and does not function correctly as a modern form of accommodation. It is stated that the principal elevation has been taken into consideration with the proposal seeking to limit any impact to this perspective. In particular it is stated that the extension would be proportionate to the existing dwelling and would not have an adverse impact upon the character and openness of the Green Belt. The property is to be re-clad and brought into line with 2013 building standards for insulation, with bio-waste from the farm to be used as a fuel to make the property self-sufficient for heat and power. As part of this project the interior of the house is to be rationalised.

It is considered that given the design of the proposed rear extension, the replacement of an existing outbuilding within 5 metres, the overall redevelopment and improvement of the property and the increase in floor area of some 11%, this element is acceptable. The addition would be proportionate to the existing dwelling with any visual impact upon the Green Belt being minimal and the extension proposed is considered acceptable in this instance.

The addition of the two external courtyards is not considered to result in an increase in useable floor area, although they do represent development within the Green Belt. Both will be screened to the surrounding area by planting and landscaping and it is not considered any visual impact upon the character of the Green Belt. In terms of openness, some impact would result by definition, however this is not considered to be to a harmful extent and these elements are considered acceptable.

The elevational alterations are considered to benefit the appearance of the building, whilst the levels of insulation, heat and power generation, CO2 reductions and self-sufficiency are considered to be fully in line with the Mayor's policies of climate change.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area or the Green Belt.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03293 and 1201582, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

1 ACA01 Commencement of development within 3 yrs

ACA01R A01 Reason 3 years

2 ACA04 Landscaping Scheme - full app no details

ACA04R Reason A04

3 ACC08 Satisfactory materials (all surfaces)

ACC08R Reason C08

4 ACD02 Surface water drainage - no det. submitt

**Reason:** To ensure satisfactory means of surface water drainage and to accord with Policies 5.12 and 5.13 of the London Plan.

5 ACH03 Satisfactory parking - full application

ACH03R Reason H03

6 The garage hereby permitted shall be used for purposes incidental to the dwelling and shall not be used for living accommodation or severed to form a separate self-contained unit.

**Reason:** In order to comply with Policies BE1 and H8 of the Unitary Development Plan and to ensure that the garage is not used separately from the dwelling.

7 ACK01 Compliance with submitted plan

ACC01R Reason C01

8 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

#### Policies (London Plan)

5.2 Minimising Carbon Dioxide Emissions

5.3 Sustainable Design and Construction

5.4 Retrofitting

5.7 Renewable Energy

5.8 Innovative Energy Technologies

7.16 Green Belt

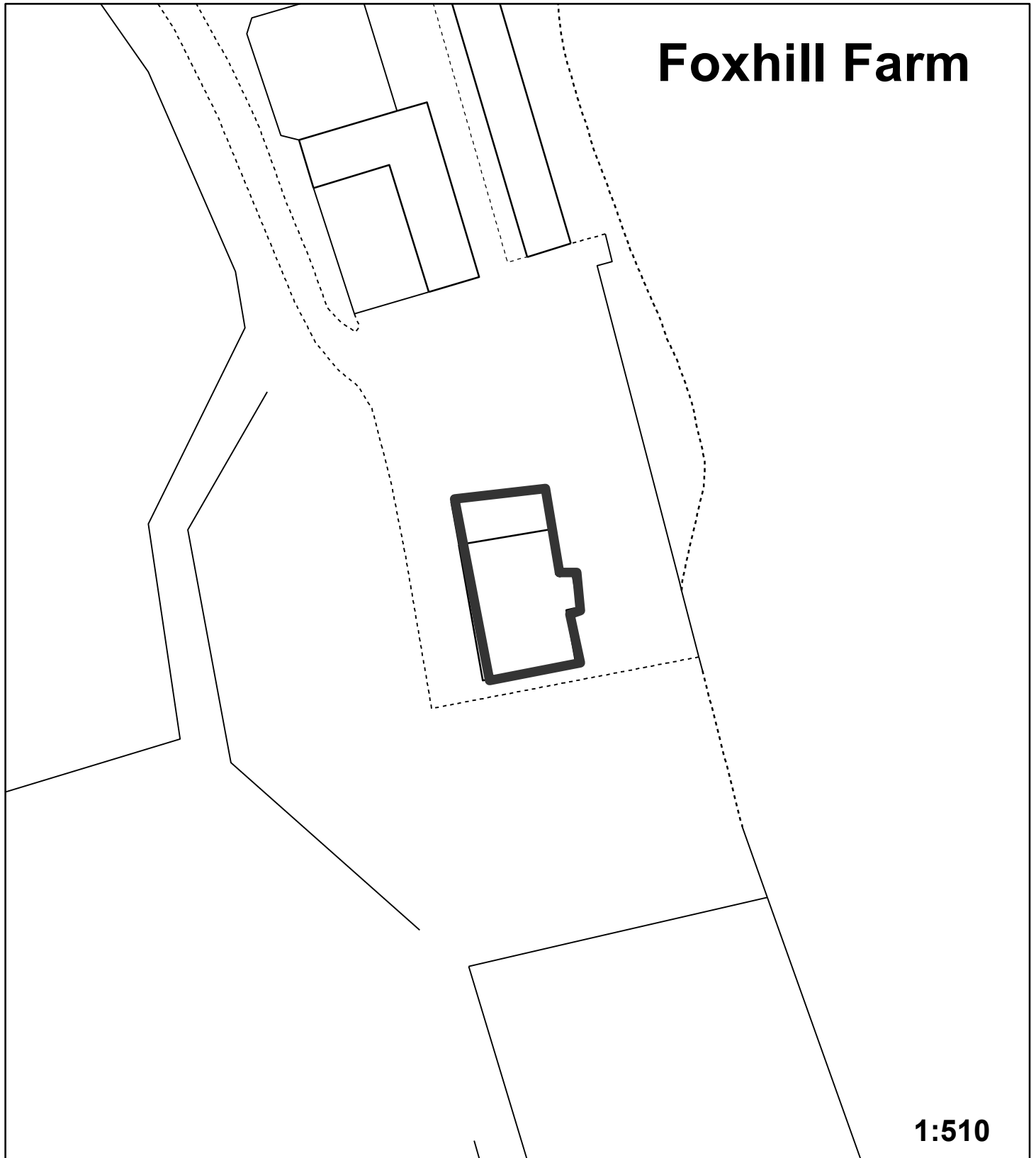
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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"  
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