

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/03089/ELUD

Ward:
Bickley

Address : 8 Heath Park Drive Bickley Bromley BR1
2WQ

OS Grid Ref: E: 542099 N: 168953

Applicant : Mr And Mrs Ambrish Agarwal

Objections : YES

Description of Development:

Rear dormer extension CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

A Certificate of Lawfulness for a Proposed Development is sought in relation to alterations to the existing roof to incorporate a rear dormer and convert the main roof to a full gable (with the loss of the original hips). The roof also incorporates three rooflights along its front (street-facing) elevation.

At the time that the site was most recently inspected (14 Nov 2012) work on the roof addition had been substantially completed.

Location

The application site is located to the north of Heath Park Drive and incorporates a large detached family dwelling. The surrounding development comprises of relatively modern detached properties, all of which are a similar size.

Comments from Local Residents

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

- issues of encroachment in respect of ground floor extension

However, it should be noted that only comments relating to the legal merits of the application can be considered and this is made clear in the notification letters.

Comments from Consultees

Not applicable

Planning Considerations

Classes B and C of Part 1 of the Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 1995 (as amended)

Planning History

A number of applications have been submitted in relation to the application dwelling in recent years. These are summarised below:

08/03273/FULL6 Single storey rear extension and conversion of garage into habitable room. PERMITTED

09/02820/FULL6 Single storey side/rear extension and part conversion of garage into a habitable room. PERMITTED

10/02999/FULL6 Rear dormer extension REFUSED

11/00595/PLUD Rear dormer extension
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.
CERTIFICATE GRANTED

11/00751/FULL6 Front Porch PERMITTED

12/02506/FULL6 Enlargement of single storey side and rear extension approved under ref 09/02820

Conclusions

The application requires that the Council formally consider whether the proposed works constitute lawful development under the terms of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) [GPDO]. Accordingly, the planning merits of the proposal cannot be considered, including any public comments.

With regard to the roof additions, including the rear dormer, these are considered to be Permitted Development on the basis that their cumulative volume does not exceed 50 cubic metres. In respect of other provisions of the GPDO no part of the proposal exceeds the highest part of the existing roof, and the roof will not extend beyond the plane of the existing principal roof slope. The front rooflights are

considered to constitute Class C development on the basis that these do not protrude more than 150mm above the roofslope.

In summary, the Certificate of Lawfulness should be granted as the proposals comply with Classes B and C of the GPDO.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02820, 10/02999, 11/00595, 12/02506 and 12/03089, excluding exempt information.

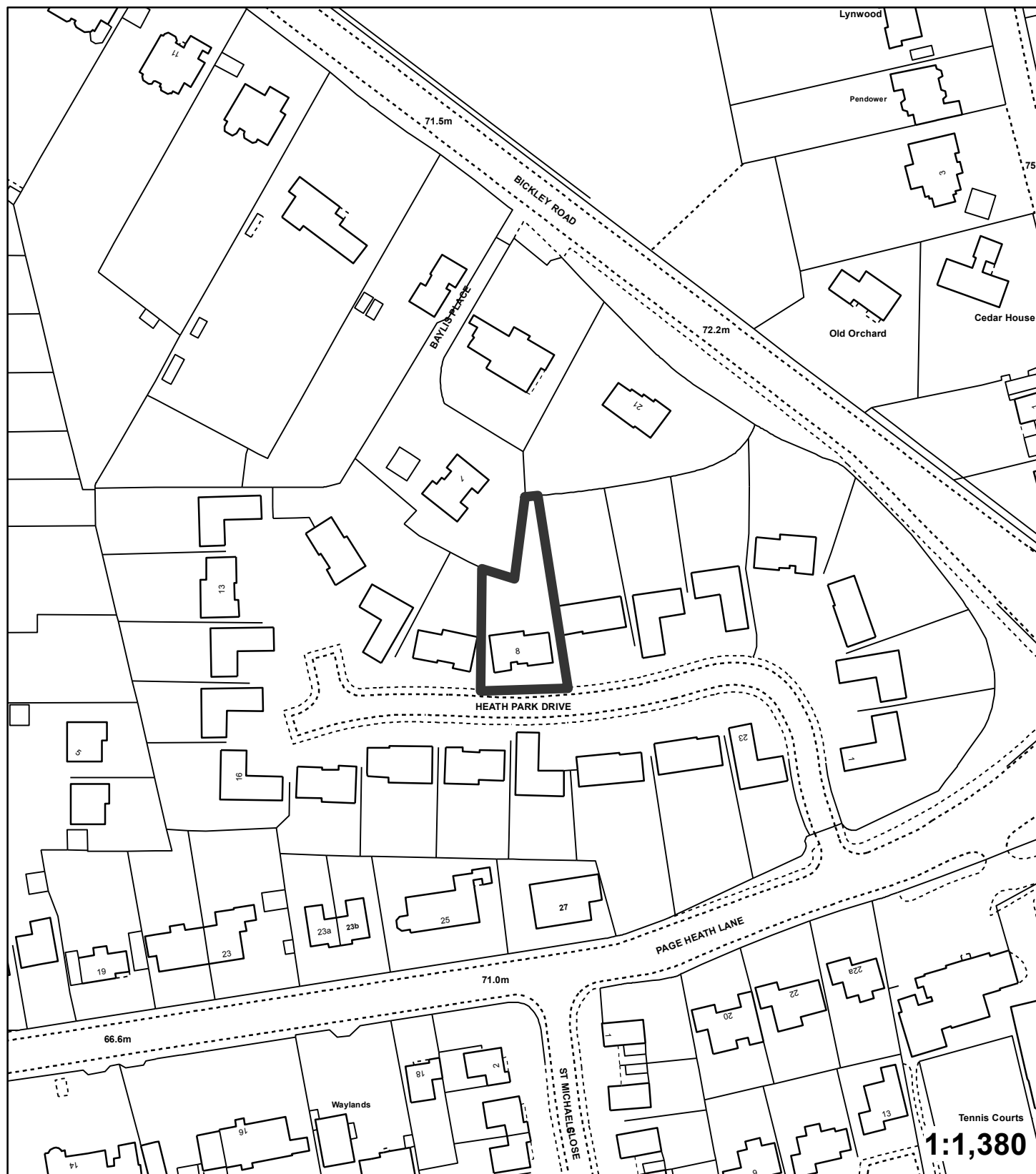
RECOMMENDATION: EXISTING USE/DEVELOPMENT IS LAWFUL

- 1 The proposal constitutes permitted development under Classes B and C of Part 1 of the Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Application:12/03089/ELUD

Address: 8 Heath Park Drive Bickley Bromley BR1 2WQ

Proposal: Rear dormer extension CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT



"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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