

SECTION '2' – Applications meriting special consideration

Application No : 13/00302/FULL6

Ward:
**Bromley Common And
Keston**

Address : Mackleys Oakley Road Bromley BR2
8HG

OS Grid Ref: E: 542018 N: 165593

Applicant : Mr And Mrs Schorfield

Objections : NO

Description of Development:

Single storey rear extension to be used as a granny annexe

Key designations:

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

Proposal

The proposal seeks permission for a single storey rear extension to be used as a granny annexe. This will involve the demolition of some existing outbuildings currently located where the proposed extension would be sited.

A single storey dining/ room and kitchen extension would link into the proposed annex which would comprise a living room, bedroom and bathroom.

Location

The application site is located on the western side of Oakley Road and hosts a two storey detached dwellinghouse with roof space accommodation and existing outbuildings on site along with a single storey rear extension. The site is located within the Metropolitan Green Belt.

Comments from Local Residents

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

Comments from Consultees

There are no technical Highway objections.

Planning Considerations

BE1 Design of New Development
G1 The Green Belt
G4 Dwellings in the Green Belt
H8 Residential Extensions

London Plan 2011

National Planning Policy Framework 2012

Planning History

In terms of relevant planning history, it can be seen that the property benefits from front and rear dormer extensions that were granted permission in 2004 under ref. 04/03052, along with a single storey rear extension in the form of a conservatory, which was granted permission in 2008 under ref. 08/00617.

Planning permission was for a single storey annex extension under ref. 12/02567 was refused with the reasons as follows:

1. The site is located within the Green Belt where there is a presumption against residential development and the Council sees no special circumstances which might justify the grant of planning permission as an exception to Policy G4 of the Unitary Development Plan.
2. The proposal would result in an overdevelopment of the site, detrimental to the openness, visual amenities and character of the Green Belt in general, contrary to Policies G1 and G4 of the Unitary Development Plan.

This was subsequently dismissed on appeal.

Conclusions

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

This application is a resubmission of refusal and dismissed under ref. application 12/02567. The applicant has made the following amendments to the scheme:

- Reduction in width of the extension of 0.9m.

Policy G4 of the UDP states in effect that the net increase in the floor space of any dwellinghouses within Green Belt land may only be extended by 10% of their

original floor area (external measurement). The previous plans proposed an increase in floorspace of 44%.

The approximate floor area of the original two storey dwellinghouse at the application site is 190m². The previously permitted scheme at this property for a front and rear dormer extension extended the property in floor area by approximately 11.64 m², and the single storey rear extension permitted in 2008 has a floor area of 24m². This combined additional floor area totals 35.64m², which equates to an 18.75% increase on the original dwellinghouse.

The total floor area of the proposed extensions that form the current application is approximately 64.2m² (a reduction of the 75.88m² previously proposed). The floor area of the existing outbuildings which are to be removed to facilitate the development is 28.36m². As such, the resulting additional floor area, excluding the outbuildings to be demolished, is 35.84m² (a reduction from the 47.52m² previously proposed).

When combining the floor area of the existing extensions (front and rear dormers and conservatory) of 35.64m² with the proposed extension (excluding the existing outbuildings) of 35.84m², this totals an increase in floor area above the original host dwelling of 71.48m², which equates to a percentage increase over the floor area of the original dwelling of 37.62% (this represents a reduction from the previously proposed 43.77%). This would remain in excess of the normal increase permitted under Policy G4 and therefore constitute inappropriate development.

Extensions to dwellings within the Green Belt are considered acceptable under the Council's relevant policies and the National Planning Policy Framework (NPPF), provided they are not disproportionately large which under Policy G4 is ascertained as being above 10% of the original floor area. The proposal, as a result of the scale and floor area of the proposed dwelling, 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. Members are asked to consider if the desire to accommodate an extended family unit in a single dwelling warrants sufficient justification.

With regard to openness, the site is characterised by an existing garage building and other garden outbuildings, which would be demolished and replaced by the extension. It is noted that the Inspector previously noted that "the proposal would have a greater floor area and volume from the buildings that it would replace and therefore it would detract from openness. However, from the outside the site it would be largely screened to the south by trees, hedges and the boundary fence and when seen from the front between Mackley House and Adenwen it would not appear materially different from the existing buildings".

The neighbouring property to the north of the application site had permission granted under ref. 87/00236 for a single storey rear extension and extension to an existing detached garage. The proposals would be of a similar bulk, albeit wider and would therefore of limited visual impact when viewed from surrounding view points, but would represent a loss of openness from within the garden.

It is not considered that the proposals would result in a loss of amenity to neighbouring residents to the north given the existing garage/outbuildings at this property sited along the property boundary shared with the application site.

Members may therefore consider that the proposed extension to create a granny annex, although of a reduced bulk from the previous proposals, would remain a disproportionate addition to the dwelling, contrary to Policies G1 and G4 of the Unitary Development Plan.

Background papers referred to during production of this report comprise all correspondence on files refs. 04/03052, 08/00617, 12/02567 and 13/00302, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

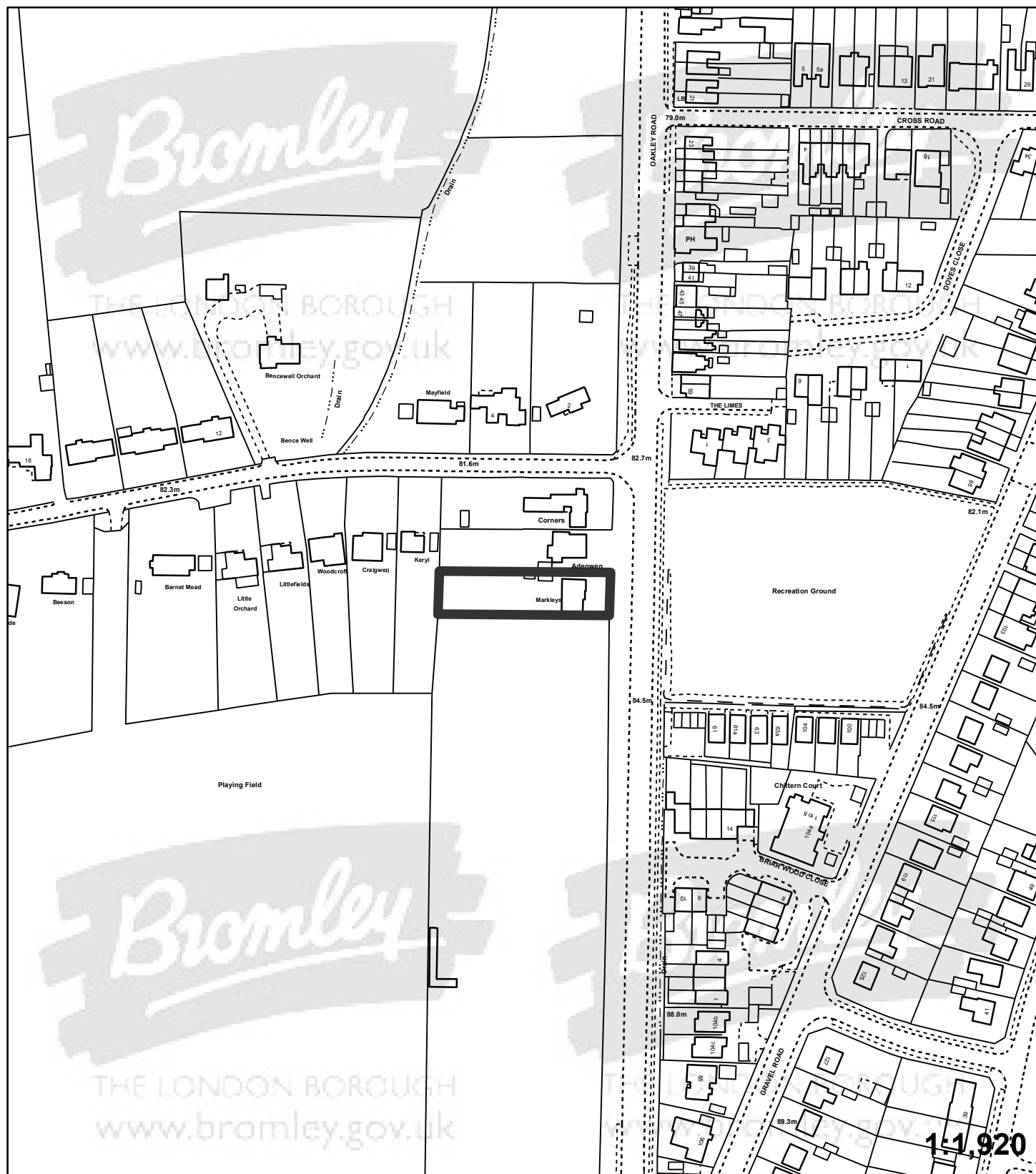
The reasons for refusal are:

- 1 The property is situated within the Green Belt and the cumulative impact of the proposed extension together with the previous additions would result in inappropriate development, harmful to the openness and character of the Green Belt contrary to Policies G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework.
- 2 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 Policies G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework.

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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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