

SECTION '2' – Applications meriting special consideration

**Application No :** 13/01521/FULL6

**Ward:**  
**Darwin**

**Address :** 39 Cudham Lane North Orpington BR6  
6BX

**OS Grid Ref:** E: 545434 N: 163098

**Applicant :** Mr H Barley

**Objections :** YES

**Description of Development:**

Two storey rear and single storey front extensions and conversion of garage/annexe to form two storey granny annexe and garden

**Proposal**

Two storey rear and single storey front extensions and conversion of garage/annexe to form two storey granny annexe and garden.

**Location**

The site is located in the Green Belt and accessed down a narrow road off the south side of Cudham Lane North.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- the annexe would be fenced off and served from a separate access, effectively creating a new separate property
- additional use of the site would impact on traffic, noise and general comings and goings
- would set a precedent
- could be sold off as separate property.

**Comments from Consultees**

Tree Officer - No significant trees would be affected by this proposal.

Highways - The division of the access and provision of gates will mean that turning in front of the annexe would be difficult. This would only be an issue if these were 2 separate dwellings. If it remains an annexe to the main building I would have no objections.

## **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 Green Belt
- G4 Dwellings in the Green Belt or Metropolitan Open Land.

National Planning Policy Framework 2012.

## **Planning History**

The detached double garage was permitted in 1992 under ref. 92/01794.

The dwelling has also been extended to the front at single story level under ref. 92/00007.

## **Conclusions**

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

The detached garage is sited towards the northern boundary of the site. It currently appears to be used for a garage and accommodation for a family member. The proposal is seeking its conversion to a full annexe to provide a more permanent and private living space.

This would include alterations and enlargement of the property and an altered site layout. A 1.8m high fence would set a boundary line between the proposed annexe and the existing dwelling and includes private rear amenity space. It would be served by a separate access which would be introduced inside the existing entrance.

The extensions involve a hip to gable alteration to the front of the garage, and a single story front extension. It would be extended full height to the rear by 3.3m to create additional space. This changes the appearance from a garage to a more bulky residential unit. Internally would be a living room, kitchen, two bedrooms and a bathroom. The dwelling has been extended in the past and this garage was not part of the original dwelling. Therefore any extension would be well over and above the 10% net increase in floor area usually afforded to dwellinghouses, contrary to Policy G4. The proposal would be inappropriate development in the Green Belt for this reason.

Given the above, the proposed annexe would be tantamount to a new self-contained unit, in terms of the proposed layout of the site, its use and appearance. A proposed new dwelling in this location would appear as a cramped form of development and overdevelopment of the site, contrary to BE1 and H8 and would

also constitute inappropriate development in the Green Belt. It could also lead to issues raised by Highways officers.

In addition, the proposal, by virtue of the extensions and more intensive use of the site would have a materially greater impact on the Green Belt than the present use on the land, contrary to G1.

The personal circumstances put forward by the applicant are appreciated, however they are not considered to constitute very special circumstances which would outweigh the harm caused by this particular proposal, which would result in a new separate dwelling with no physical link to the main house. The other policy considerations with regards to Policies BE1 and H8 are also not considered to be overcome by the scheme and its justification.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01521, excluding exempt information.

as amended by documents received on 02.05.2013

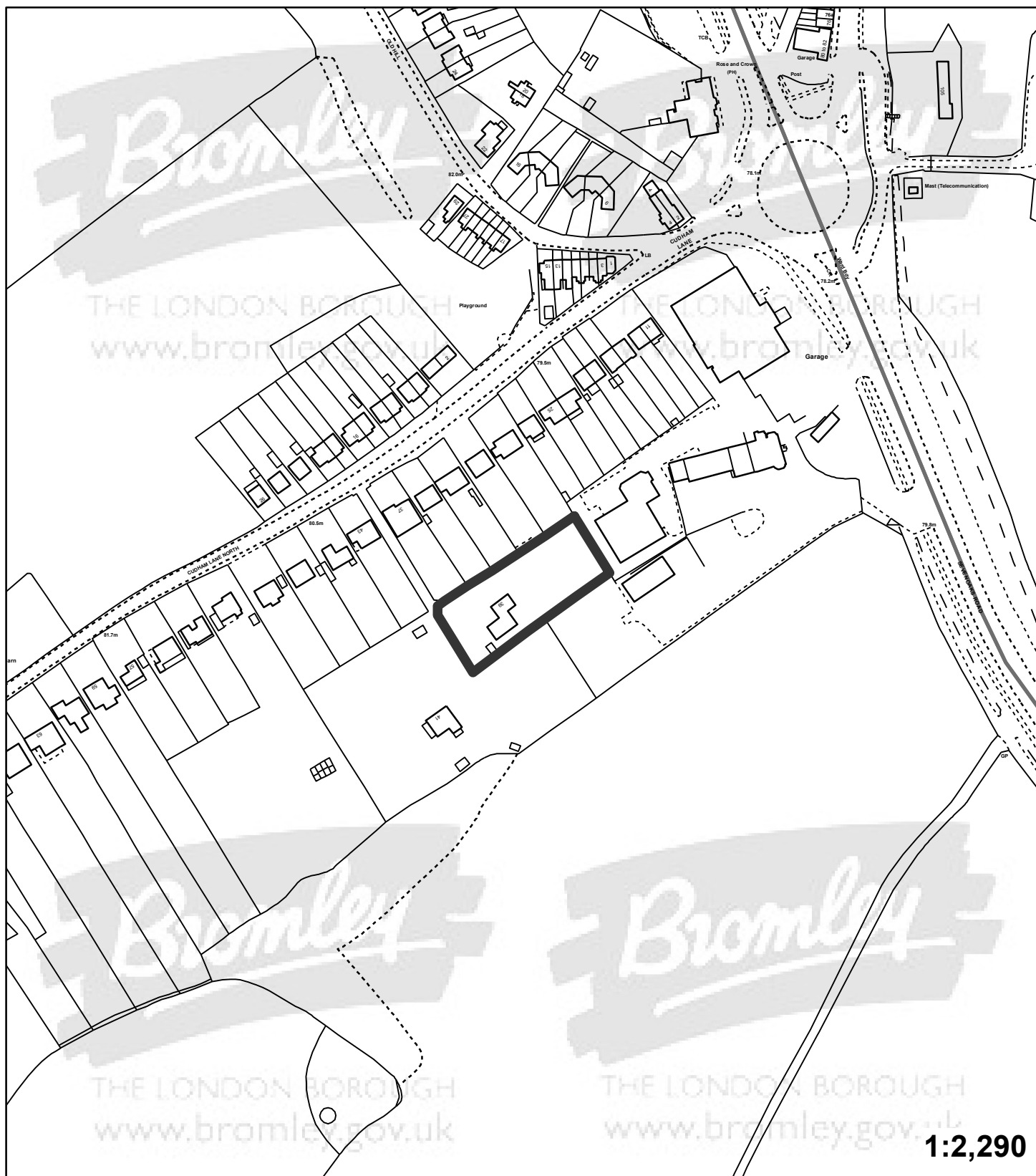
#### **RECOMMENDATION: APPLICATION REFUSED**

- 1 The proposed annexe would be capable of being severed as a separate dwelling unit which would result in an undesirable overdevelopment of the site prejudicial to the amenities of the area and contrary to Policies H8 and BE1 of the Unitary Development Plan.
- 2 The proposal would constitute inappropriate development in the Green Belt and result in an overdevelopment of the site, detrimental to the amenities of the adjoining residential properties and character of the Green Belt in general, contrary to Policies G1 and G4 of the Unitary Development Plan. No very special circumstances have been demonstrated to warrant the setting aside of established policy and the NPPF 2012.

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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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