

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

Application No : 13/02589/PLUD

Ward:
Copers Cope

Address : 68 Copers Cope Road Beckenham BR3
1RJ

OS Grid Ref: E: 536940 N: 170666

Applicant :

Objections : YES

Description of Development:

Single storey side and two storey rear extensions. Installation of rear and side dormers and other roof alterations

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land
Open Space Deficiency

Proposal

This application is for a Certificate of Lawfulness for a Proposed Development for single storey side and two storey rear extensions, Installation of rear and side dormers and other roof alterations

Location

The site relates to a detached two storey property located on the eastern side of Copers Cope Road. Properties of similar design and size characterise the area. The proposal is for a Hip to gable roof alteration and rear dormer to facilitate loft conversion.

The applicant considers that these works fall within the tolerances of 'permitted development' and is seeking a Certificate of Lawfulness from the Council to confirm this.

Comments from Local Residents

Nearby owners/occupiers were notified of the application as a matter of courtesy. At the time of writing 3 responses had been received, which can be summarised as follows:

- overshadowing and loss of light.
- loss of privacy.
- size and scale inappropriate.
- would set a precedent.
- extensions are excessive and extrusive.
- affect to the streetscene.
- loss of parking.
- not compliant with side space policy.
- extension would protrude further than other building lines.

The full text of the comments received are available to view on the file.

Comments from Consultees

No consultations were made in respect of this application.

Planning Considerations

This application is a legal determination and requires the Council to consider whether the proposal falls within the parameters of permitted development under Classes A, B and C of Schedule 2, Part 1 of the General Permitted Development Order 1995 (as amended).

Matters relating to the planning merits of the proposal are not relevant in this determination.

This application has been called-in to Committee by one of the local Ward Members.

Planning History

13/01150/FULL6 - First floor side extension, application was permitted.

13/01602/FULL6 - Part one/two storey rear extension, roof alterations, elevational alterations and conversion of garage to habitable accommodation, application was refused.

13/01625/FULL6 - Part one/two storey rear extension, roof enlargement and alterations including increase in ridge height, side and rear dormers, application was refused.

Conclusions

Class A permits the enlargement of a dwellinghouse. The proposed extensions appear to fit in with the permitted development requirements of the General Permitted Development Order (as amended)

Relevant issues being:

- the extension will not exceed 50% of the total curtilage of the original house
- the height of extension will not exceed the height of the highest part of the dwellinghouse
- no deeper than 3 metres

Class B permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. In this instance, the proposed loft conversion would fall within the scope of Class B and is considered to be permitted development for the following reasons:

- the extensions will not exceed the height of the of the highest part of the existing roof
- the extensions would not extend beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway
- the resulting extensions' volume falls within 50 cubic metres allowed in the case of a semi-detached dwelling (a check of the measurements indicates the volume would be around 41.4 cubic metres)
- the house is not sited within a conservation area
- the dormer provides a minimum of 0.2m separation from the eaves of the dwelling

The development is also subject to Condition B.2 (a) where the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling; this has been confirmed by the submitted plans.

Class C covers other alterations such as the installation of roof lights. In this instance, the proposed loft conversion would fall within the scope of Class C, and is considered to be permitted development for the following reasons:

- the proposed rooflights to the front elevation will not project more than 150mm from the roof slope.

Having regard to the above and bearing in mind that the planning merits of the proposal will not be a determining factor in this case. It would appear that the works will fall within the tolerances of permitted development accordingly it is recommended that a Certificate of Lawfulness be granted.

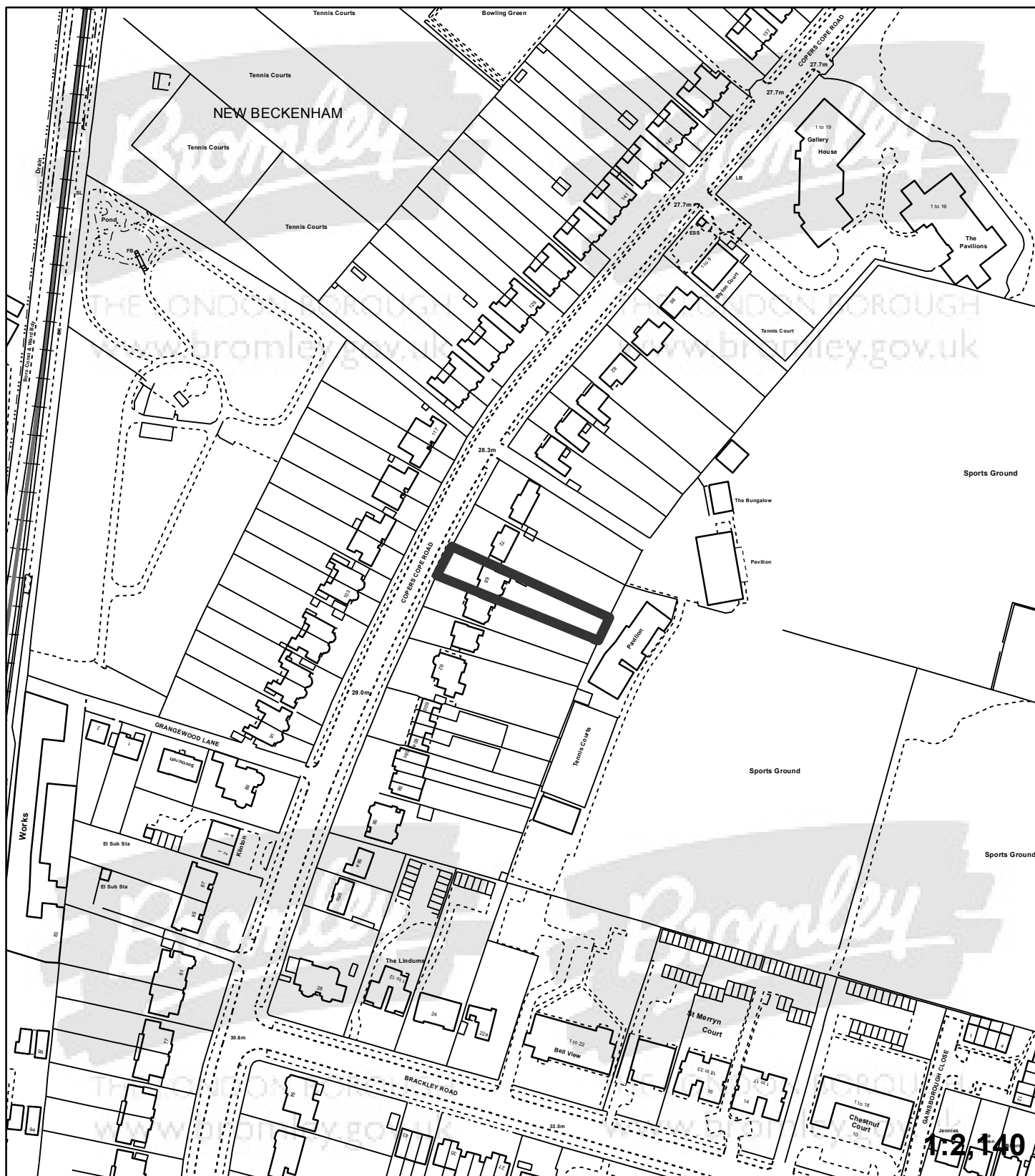
RECOMMENDATION: CERTIFICATE BE GRANTED

- 1 The proposed development is permitted by virtue of Classes A, B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

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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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