

SECTION '2' – Applications meriting special consideration

Application No : 13/02719/FULL6

Ward:
Darwin

Address : 4 Weller Place High Elms Road Downe
Orpington BR6 7JW

OS Grid Ref: E: 543270 N: 161756

Applicant : Mr Simon Sleath

Objections : NO

Description of Development:

Hip to gable end incorporating rear dormer with Juliet balcony

Key designations:

Conservation Area: Downe Village
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

The proposal involves the formation of a gable end roof to replace the existing hip. This will enable a rear dormer to be provided measuring 6.1 metres in width and 2.4m in height, which will facilitate an additional bedroom within the dwelling.

The planning application is accompanied by a supporting letter which sets out the applicant's personal circumstances to justify the need for the extension.

Location

The site is situated along the western side of High Elms Road, approximately 140 metres north of its junction with Cudham Road. It forms part of a terrace of four houses, at the northern end of that group. The site falls within the Green Belt and the Downe Village Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing this report no representations were received.

Comments from Consultees

None received at the time of writing. Any comments will be reported verbally at the meeting.

Planning Considerations

Policies BE1, BE11, G4 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to safeguard the amenities of neighbouring properties; preserve the character and appearance of conservation areas; to control the size of residential extensions within the Green Belt, and to ensure a satisfactory standard of design in respect of residential extensions.

Planning History

There is no relevant planning history relating to the application site.

Conclusions

The main issues relating to the application are whether it is appropriate development within the Green Belt, the effect that it would have on the character and appearance of the Downe Conservation Area and on the openness of the Green Belt, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application dwelling is situated within a semi-rural location at the edge of Downe Village. It forms part of a line of ribbon development fronting the western side of High Elms Road beyond which the surrounding area becomes a lot more open and devoid of built development.

In this case it is proposed to extend the northern side of the dwelling at roof level in order to provide additional accommodation within the second floor. The additional floor space would be 32.3 sq metres in area (based on external measurements) with the enlargement visible in the form of the proposed gable end and rear dormer. It is noted that a rear conservatory has previously been added to the dwelling which measures approximately 11 sq metres in area. Consequently, the proposed extension would result in a cumulative increase in the floor area of the original house of 45% over and above the original floor area of the dwelling. The total additions would be well in excess of 10% which is the maximum permitted under UDP Policy G4. Accordingly, it is considered that the proposal would represent an unacceptable incremental enlargement of the property.

With regard to its design, no specific objection is raised, in part because the appearance of the dwelling would remain similar when viewed from the frontage, and not significantly undermine the symmetry of this group of terraces. Neither is it considered that the character and appearance of the Conservation Area would be adversely affected. With regard to neighbouring amenity, given its separation and relationship to surrounding houses it is not considered that the proposed extension will adversely affect neighbouring amenity.

However, it is considered that the proposal would constitute inappropriate development in the Metropolitan Green Belt, and that it would thus conflict with established Green Belt policy which records that inappropriate development is by definition harmful to the Green Belt, and also UDP Policy G4.

As Members will be aware personal circumstances can rarely override normal planning considerations, and whilst sympathetic to the applicant's circumstances, these do not constitute very special circumstances which would outweigh the harm caused by this inappropriate development in the Green Belt.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02719, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

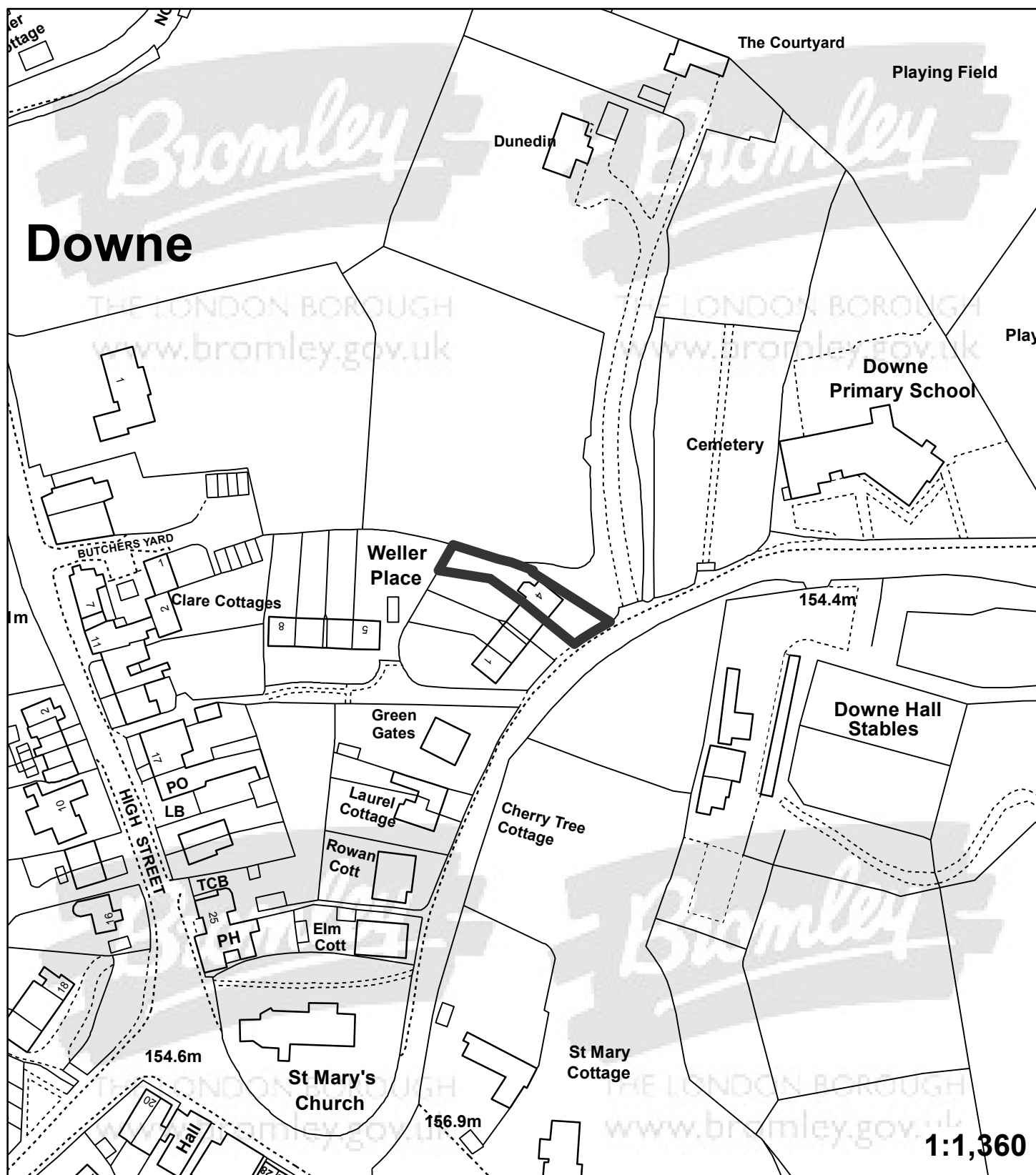
The reasons for refusal are:

- 1 The proposed extension would constitute inappropriate development and, in the absence of very special circumstances, would be contrary to Policy G4 of the Unitary Development Plan regarding extensions and alterations to dwellings in the 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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