

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

**Application No :** 13/03969/FULL6

**Ward:**  
Darwin

**Address :** 6 Hazelwood Road Cudham Sevenoaks  
TN14 7QU

**OS Grid Ref:** E: 544631 N: 161623

**Applicant :** Mr Paul Hambleton

**Objections :** YES

**Description of Development:**

Side and rear extensions and roof alterations to include dormers to provide additional first floor accommodation, front porch and bays and demolition of existing detached garage at rear

Key designations:

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

**Proposal**

- The proposal seeks to provide a two storey side extension, providing a garage at ground floor level and additional bedroom at first floor. The extension will have a width of 4.0m and a length of 6.1m. The roof will match the height of the existing roof and will be 5.6m. A 1.5m side space will be retained to the flank boundary of the site.
- The proposal will include a replacement porch and ground floor bay features.
- Front and rear replacement dormers will be provided within the roof space.
- The proposal includes a ground floor rear extension to provide an enlarged shower and utility room.
- The proposal seeks to remove the existing detached garage to the rear of the site.

**Location**

The dwelling is sited on the western side of Hazelwood Road and currently the site comprises a chalet dwelling with accommodation in the roof space. The area is characterised by similar detached dwellings with a typically low bulk. The site lies within the Green Belt.

## **Comments from Local Residents**

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

- out of character with surrounding development
- overdevelopment and excessive bulk - dwelling has been extended previously
- impact on privacy and amenities
- impact on Green Belt
- inaccurate and misleading plans

## **Comments from Consultees**

None.

## **Planning Considerations**

The main policies relevant to this case are:

BE1 Design Of New Development  
H8 Residential Extensions  
G1 Green Belt  
G4 Dwellings In The Green Belt Or On Metropolitan Open Land  
NE7 Development And Trees

London Plan Policy 7.16 Green Belt  
London Plan Policy 7.21 Trees And Woodlands

The National Planning Policy Framework and the Council's adopted SPG guidance are also material considerations.

## **Planning History**

Planning permission was granted under ref. 84/02883 for a single storey rear extension, dormers and front veranda.

Planning permission was refused under ref. 88/02134 for a single storey side and rear extension and front/rear dormers. The refusal grounds were as follows:

'The proposed extension would be out of character in this locality by reason of the excessive site coverage by buildings and the minimum side space provision, and would thus present a cramped appearance, detrimental to the street scene, and out of character with this semi-rural Area of Special Character within the Green Belt contrary to Policies E.1, R.5 and R.14 of the Bromley Borough Plan.'

Planning permission was refused under ref. 11/03349 for an addition of first floor to form 2 storey dwelling house, two storey front, side and rear extension and balcony area to rear. The refusal grounds were as follows:

'The proposed extension, by reason of its excessive bulk, scale, height, design and the additional floor area created would be disproportionate and would result in a significantly larger dwelling that would be out of character with the area, harmful to the appearance of the street scene and detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan and Central Government Guidance contained in PPG2 'Green Belts'.'

Planning permission was refused under ref. 12/01633 for addition of first floor to form 2 storey dwelling house, two storey front, side and rear extension and balcony area to rear, front porch and side dormers. The refusal grounds were as follows:

'The proposed extension is considered to be inappropriate development and, by reason of its excessive bulk, scale, height, design and the additional floor area created would be disproportionate and would result in a significantly larger dwelling that would be out of character with the area, harmful to the appearance of the street scene and detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan.'

Planning permission was refused under ref. 12/03590 for addition of first floor to form 2 storey dwelling house, two storey front, side and rear extension, balcony to rear, front porch and side dormers. The refusal grounds were as follows:

'The proposed extension, by reason of its excessive bulk, scale, height, design and the additional floor area created would be disproportionate inappropriate development which would result in a significantly larger dwelling that would be out of character with the area, harmful to the appearance of the street scene and detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan and guidance within the National Planning Policy Framework.'

The application was subject to a subsequent appeal. The Inspector concluded that the proposal would constitute inappropriate development and would add disproportionately to the original dwelling.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the rural character and openness of the Green Belt and the impact on nearby residential amenities. The impact on trees is also a consideration.

The property lies within the Green Belt where there is a limit under Policy G4 of the UDP that restricts extensions to residential properties to 10% floor area increase over the original building. In this case, the extension would provide an extension of 54 square metres which will add a 44.2% increase in floor area to the existing structure. The house has been extended in the past, therefore the actual percentage floor area increase over the original building would exceed this figure

considerably. This doesn't include the covered area in front of the garage which may also be considered to be floor space for Green Belt purposes.

In light of the extent of the floor area increase, the proposal would not technically comply with Green Belt policy and would therefore be inappropriate by definition. Along with the Council's Green Belt policy, development proposals must also be assessed under Para 89 of the National Planning Policy Framework which states that extensions to buildings should not add disproportionately to the original building.

The existing house possesses a first floor. The planning permission granted in 1984 added dormers to the roof and a single storey rear extension, however the roof height and shape was not altered, therefore it is considered reasonable to assume that the house possessed an original first floor useable floor area in 1948 even if no dormers were originally present. The roof floor area can therefore be considered original to the building and the Council has no evidence to dispute this. Nevertheless, the dwelling has been extended in the past and this must be considered.

The applicant proposes to remove the existing detached garage to the rear of the site, which amounts to 28 square metres. In this case, it is considered that although this would create openness to the rear of the site that would benefit the Green Belt and concentrate the built development on the site towards the main dwelling, the floor area of the garage cannot be included when calculating the increases to the dwelling as established policy does not allow for this. In any case, the removal of the garage does not result in a net reduction in floor area and therefore its removal would not create a gain to the openness of the Green Belt in floor area terms.

Irrespective of the addition of floor space, Policy G4 also states that the bulk and scale of the resulting dwelling should not harm the visual amenities or rural character of the Green Belt. The NPPF states that an extension must not add disproportionately to the original house. In this case, the roof will retain the existing height, which reflects the local street scene, however the bulk of the building will be significantly greater with the addition of a half-hipped roof, larger dormers and two storey side extension. The re-pitching of the rear roof would add further floor area within the roofspace that does not currently exist. Front bays and additional dormers would also add to the increase in bulk. It is accepted that the design of the extensions is an improvement over the previously refused schemes, with the roof height and original design of the building being retained, however it is considered that the increases in bulk and floor area would create harm to the openness and visual amenities of the Green Belt, particularly when considering that the dwelling has been extended in the past. On balance the proposal would result in disproportionate additions to the original dwelling that would result in a detrimental impact on the openness and visual amenities of the Green Belt.

In respect to neighbouring amenity, despite its size the proposals would not result in serious loss of amenity to neighbouring properties. The separation to the neighbouring houses is adequate to prevent any severe loss of outlook or loss of light, and the extensions will not project significantly to the rear of No. 10 which is

the closest property to the bulky side addition. No neighbouring side windows will face the development and No. 2 possesses a side store room which adjoins the flank boundary. The upper floor windows are not considered to result in a serious degree of overlooking to properties to the rear, which are 30m away. Other examples of first floor dormers and windows exist on this row of dwellings (and those on Downe Avenue) and therefore this relationship is considered common in the area.

On balance it is considered that the proposal would impact harmfully on the openness and rural character of the Green Belt. It is therefore recommended that Members refuse planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03349, 12/01633, 12/03590 and 13/03969, excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

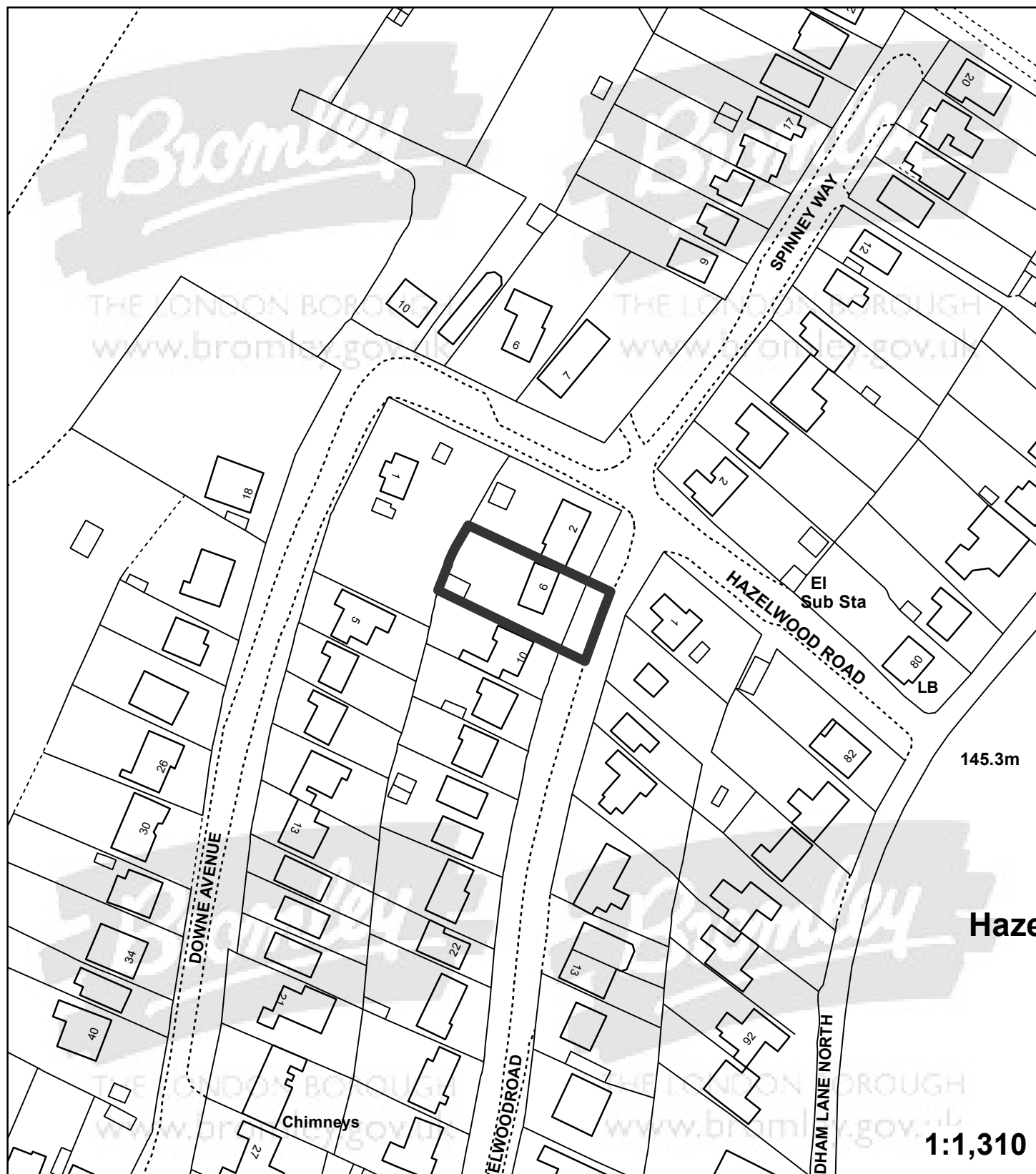
The reasons for refusal are:

- 1 The proposed extensions, by reason of their excessive bulk, scale and additional floor area created, would constitute disproportionate and inappropriate development which would result in a significantly larger dwelling that would be detrimental to the openness and visual amenities of the Green Belt, contrary to Policies BE1, H8, G1 and G4 of the Unitary Development Plan and guidance within the National Planning Policy Framework.

**Application:**13/03969/FULL6

**Address:** 6 Hazelwood Road Cudham Sevenoaks TN14 7QU

**Proposal:** Side and rear extensions and roof alterations to include dormers to provide additional first floor accommodation, front porch and bays and demolition of existing detached garage at rear



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.