

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

**Application No :** 14/00401/PLUD

**Ward:**  
**Orpington**

**Address :** 95 Kynaston Road Orpington BR5 4JY

**OS Grid Ref:** E: 546983 N: 166500

**Applicant :** Mrs Samaris Huntington-Threasher

**Objections :** NO

**Description of Development:**

Single storey rear extension, rear dormer and hip to gable end roof alterations  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Areas of Archaeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding

**Proposal**

Certificate of Lawfulness for a Proposed Development is sought for a single storey rear extension 3m in depth, with a height of 3.4m to ridge and 2.4m to eaves. Two velux windows are proposed on either side of the extension's pitched roof. A rear dormer is also proposed, 6.3m in length with a hip to gable end extension with the total volume below 50cu.m. Two rooflights are also indicated in the front roof slope.

**Location**

The host property is a semi-detached single storey dwelling in Kynaston Road, Orpington. Kynaston Road is a residential area in which properties vary in terms of their architectural style and scale. There is a mix of single storey and two storey dwellings mainly semi-detached

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations , one letter indicating general support was received.

## Planning Considerations

The main considerations are whether the proposals would fall within "permitted development" under Classes A and B of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

## Planning History

No planning history.

## Conclusions

Class A (side and rear extensions):

- (a) the ground area of the extension would not exceed 50% of the residential curtilage
- (b) The extension would not exceed the highest part of the roof
- (c) The eaves height of the extension would not exceed the eaves height of the house
- (d) The extension would not extend beyond the wall fronting the highway
- (e) The extension would
  - (i) not project more than 3m beyond the original rear wall of the dwelling
  - (ii) not exceed 4m in height (actual 3.4m) measured from ground level to ridge height.
- (f) not applicable
- (g) the extension would not be within 2m of the boundary of the curtilage of the dwellinghouse.
- (h) not applicable
- (i) not applicable

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

- (a) The roof extension will not exceed the height of the of the highest part of the existing roof
- (b) The extension would not extend beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway. The dormer extension is to the rear of the property.
- (c) The resulting extensions volume falls within 50 cubic metres allowed in the case of a semi-detached dwelling (42.03m<sup>3</sup> cubic metres actual)
- (d)
  - (i) The proposal does not consist of or include a veranda, balcony or raised platform
  - (ii) The proposal does not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- (e) The house is not sited within a conservation area

The materials proposed for the exterior will be similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.

The dormer provides a minimum 0.2m separation from the eaves of the dwelling. (0.3m actual)

The window proposed on the side elevation shall be obscured glazed and non-opening above 1.7m above the floor of the room.

The rooflights are not shown to project beyond 150mm from the plane of the roofslope.

On the basis of the above, it is considered that the works constitute permitted development.

as amended by documents received on 07.03.2014

**RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 The proposals constitute permitted development under Classes A and B of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order (as amended).

**Application:**14/00401/PLUD

**Address:** 95 Kynaston Road Orpington BR5 4JY

**Proposal:** Single storey rear extension, rear dormer and hip to gable end roof alterations

**CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT**



"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.