

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

**Application No :** 14/02032/FULL6

**Ward:**  
Darwin

**Address :** Penny Cottage Farthing Street Downe  
Orpington BR6 7JB

**OS Grid Ref:** E: 542947 N: 162835

**Applicant :** Mr And Mrs P Knight

**Objections :** NO

**Description of Development:**

Single storey side/rear extension

Key designations:

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

**Proposal**

- This scheme proposes a single storey side/rear extension. There is an existing extension which will be replaced as part of the scheme.
- The side extension element of the proposal will project in width from what appears to be the original flank elevation of the host dwellinghouse by approximately 4.4 metres at the front of the property. The existing side extension already measures approximately 3.5 metres in width, therefore the proposed extension will measure approximately 1 metre wider than the existing extension.
- The extension will project in depth by approximately 8.4 metres, and will square-off the host dwellinghouse to form a 'wrap-around' extension, as well as providing an additional porch area to the rear of the dwelling, adjacent to the existing plant room which itself will not be altered.
- The new floor area will measure approx. 49.2m<sup>2</sup>, providing an increase in approx. 14% floor area when taking the original footprint of the host dwelling into account.

**Location**

The application site is located on the eastern side of Farthing Street and hosts a two storey detached single family dwellinghouse which is locally listed, set within

the Green Belt. The surrounding area is mainly agricultural land, with a few nearby dwellinghouses set within spacious plots.

### **Comments from Local Residents**

No comments had been received at the time of writing the report. Any comments received will be reported verbally.

### **Comments from Consultees**

No consultations were considered necessary.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan (UDP):

- BE1 Design of New Development
- H8 Residential Extensions
- NE7 Development and Trees
- G1 The Green Belt
- G4 Dwellings in the Green Belt or on Metropolitan Open Land

Supplementary Planning Guidance (SPG) 1 General Design Principles  
Supplementary Planning Guidance (SPG) 2 Residential Design Guidance

The London Plan and National Planning Policy Framework are also key considerations in the determination of this application.

Chapter 9 in particular of the National Planning Policy Framework (NPPF) 2012 is a material planning consideration. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

### **Planning History**

There is an historical planning application relating to a single storey side extension, granted planning approval in 1980 under ref. 80/2568.

### **Conclusions**

In terms of extensions or alterations to dwellinghouses in the Green Belt, Policy G4 of the Unitary Development Plan states in effect that extensions will only be permitted if:

- The net increase in the floor area over that of the original dwellinghouse is no more than 10%, as ascertained by external measurement; and
- Their size, siting, materials and design do not harm visual amenities or the open or rural character of the locality; and

- The development does not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

Whilst this proposal would fall slightly over the 10% increase in floor area generally considered acceptable under Policy G4 of the Unitary Development Plan, with an increase of 14% floor space, the design of the proposed extension is considered to be in keeping with the character and design of the host dwellinghouse, and when compared to the existing extension it is considered that the design of the proposed extension will be a marked improvement that is more sympathetic to the host dwellinghouse.

In terms of the Green Belt designation of the land, it is considered that the proposed extension will have no greater material impact upon the host dwelling or the open character of the land than presently exists as it will be replacing an existing structure that is in a dilapidated state. In addition, the design of the proposed extension will preserve and enhance the character of the existing dwelling and the setting within which it is located. The existing extension has a lean-to design roof, which has a maximum height of approx. 4.2 metres, and is set only 0.35 metres below the eaves height of the host dwelling. The proposed extension will be set lower, with a height of 3.7 metres where it will meet the host dwelling which is 0.5 metres lower than the existing structure. This is considered to result in an extension that will be much less visible from the streetscene, and will be more subservient to the host dwelling, having less of an impact upon the openness of the Green Belt.

It is unlikely that the proposed side/rear extension would have a detrimental impact on neighbouring amenities, and it is noted that a separation to the property boundary will be retained, with a new pitched roof being introduced above the side extension which will be of similar design and pitch to the main roof of the host dwelling. As such, the 14% increase in floor area, when combined with the separation to the property boundaries, the location of the extension, and the improved design, culminates in an extension that is acceptable in this location, despite the Green Belt designation of the land.

In conclusion, the proposed extension will be in keeping with the character of the host dwelling and surrounding properties, and it would not create such a negative impact on the street scene as to warrant a planning refusal. On balance, and having had regard to all relevant issues including the planning history at the site, the generous width of the plot and the levels of separation that are maintained as part of the proposal, combined with the orientation of the site, the proposed extension will not have a detrimental impact on the openness of the Green Belt, the streetscene or the amenities of the adjacent properties.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/02032, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

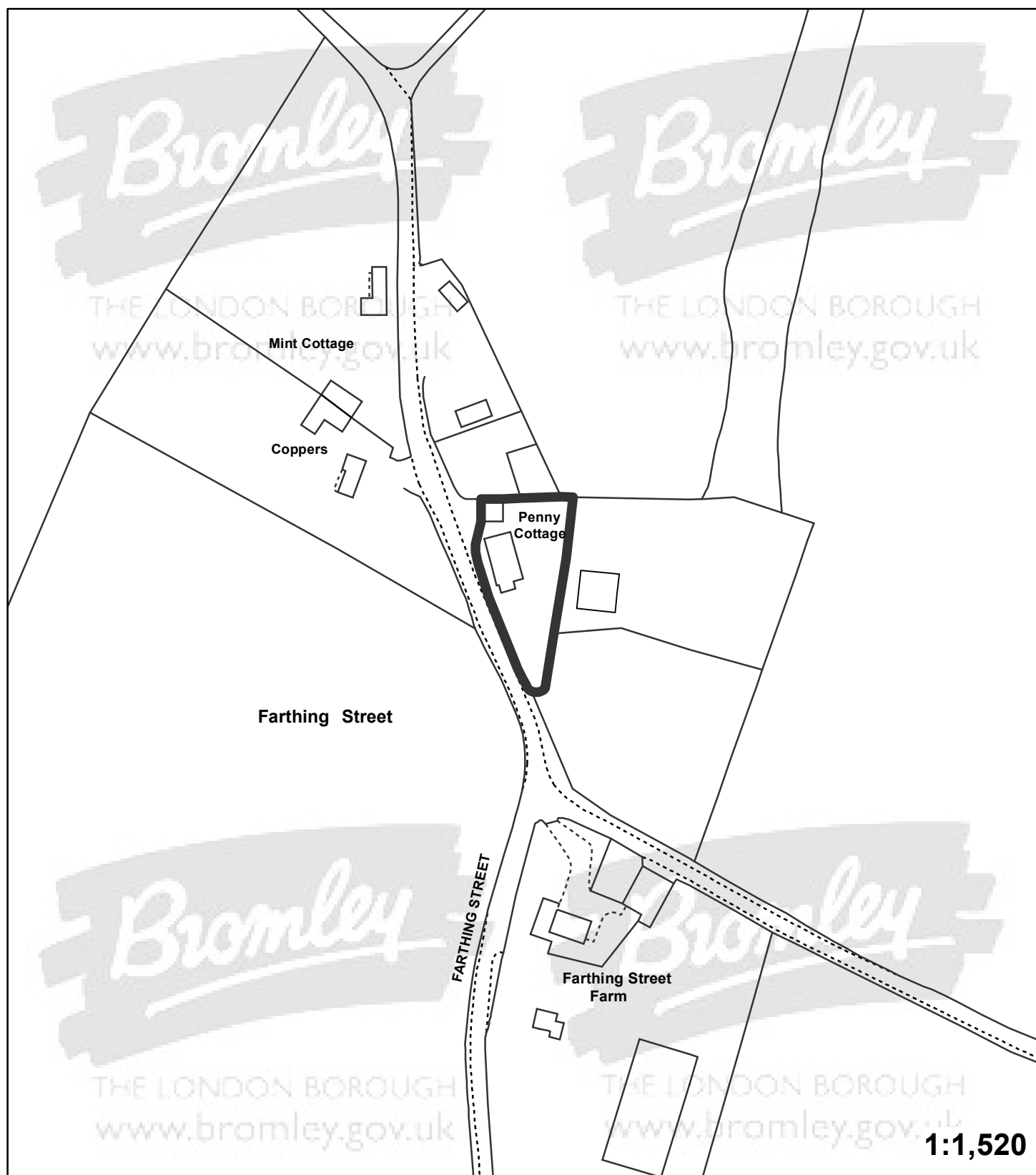
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC04  | Matching materials                       |
|   | ACC04R | Reason C04                               |
| 3 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |

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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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