

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

**Application No :** 14/03322/FULL6

**Ward:**  
Darwin

**Address :** 2 West Hill Downe Orpington BR6 7JJ

**OS Grid Ref:** E: 542987 N: 161245

**Applicant :** Mr Mike Miller

**Objections :** NO

**Description of Development:**

Single storey rear extension incorporating link extension/alterations to existing outbuilding

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
Proposed World Heritage Site

**Proposal**

It is proposed to replace the existing rear conservatory at this property with a single storey rear extension which would link up to an existing detached outbuilding located slightly further to the rear.

The extension would project 3.36m to the rear to come in line with the existing extension to the adjoining semi at No.1, and would provide a 0.85m deep link to the outbuilding which would be converted into a utility room. The extension would have a flat roof with a central glazed lantern, whilst the link extension would have a small tiled pitched roof.

**Location**

This semi-detached two storey dwelling is located on the southern side of West Hill, and lies within the Green Belt. It was previously extended in the 1990s to provide two storey side and rear extensions, and a 2.75m deep rear conservatory has been added since.

**Comments from Local Residents**

No objections have been received to date from local residents.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
H8 Residential Extensions  
G4 Dwellings in the Green Belt

## **Planning History**

Permission was granted in 1997 (ref. 96/02572) for a two storey side extension towards the front of the dwelling, and a 1.5m deep two storey rear extension across the back of the house, both of which were built.

Permission was granted in 2003 (ref. 03/00010) for a 2.8m deep single storey rear extension, but although the existing conservatory is of a similar depth, it is of a different design, and the 2003 permission does not, therefore, appear to have been implemented.

## **Conclusions**

The main issues relating to the application are whether the proposals would comprise inappropriate development within the Green Belt, and if it does, whether any very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm, the effect on the open or rural nature and visual amenities of the Green Belt, and the impact on the amenities of the occupants of nearby residential properties.

Policy G4 of the UDP allows for extensions to existing dwellings located within the Green Belt, but only where they would not increase the floor area over that of the original dwelling by more than 10%. Additionally, the size, siting, materials and design of the extensions should not harm the visual amenities or the open and rural character of the locality, and should not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

The floor area of the original dwelling measures 85sq.m., whilst the floor area of the existing extensions (without including the conservatory extension which is to be demolished) measures 30sq.m. Therefore, the original dwelling has already been increased in size by 35% (not including the conservatory).

The additional floor area created by the proposed single storey rear extension would add 23sq.m. to the overall size of the building, which equates to a 62% increase in floor area over the original dwelling. This would far exceed the maximum 10% increase normally allowed within the Green Belt, and would represent a disproportionate increase in the size of the building. However, the following special circumstances should be taken into account:

- the floor area of the proposed extension would only exceed the floor area of the existing conservatory that it would replace by 6.5sq.m.

- the extension would project only 0.5m deeper than the single storey rear extension permitted in 2003 (apart from the small link extension), although this permission has now lapsed
- the adjacent dwellings at Nos.1 and 3 have been extended to the rear under permissions granted in the 1990s and 2000s respectively.

The proposed extension would not significantly increase the overall size and bulk of the dwelling, particularly as would be only slightly larger than the conservatory it would replace, and the proposals are not therefore considered to have a harmful impact on the open nature or visual amenities of the Green Belt.

Although the proposals would result in inappropriate development in the Green Belt, it is considered that very special circumstances exist that outweigh the harm by reason of inappropriateness in this case.

With regard to the impact on residential amenity, the extension would be of the same depth as the extension to the adjoining semi at No.1, with just the link extension to the outbuilding projecting 0.85m further to the rear with a lower roofline. The proposals would not, therefore, result in any significant loss of light, privacy or outlook to this property.

The dwelling at No.3 to the south-west would be situated 5m away from the proposed extension, and currently has a rear extension which projects approximately 2.6m to the rear, therefore, the impact on this property would be minimal.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

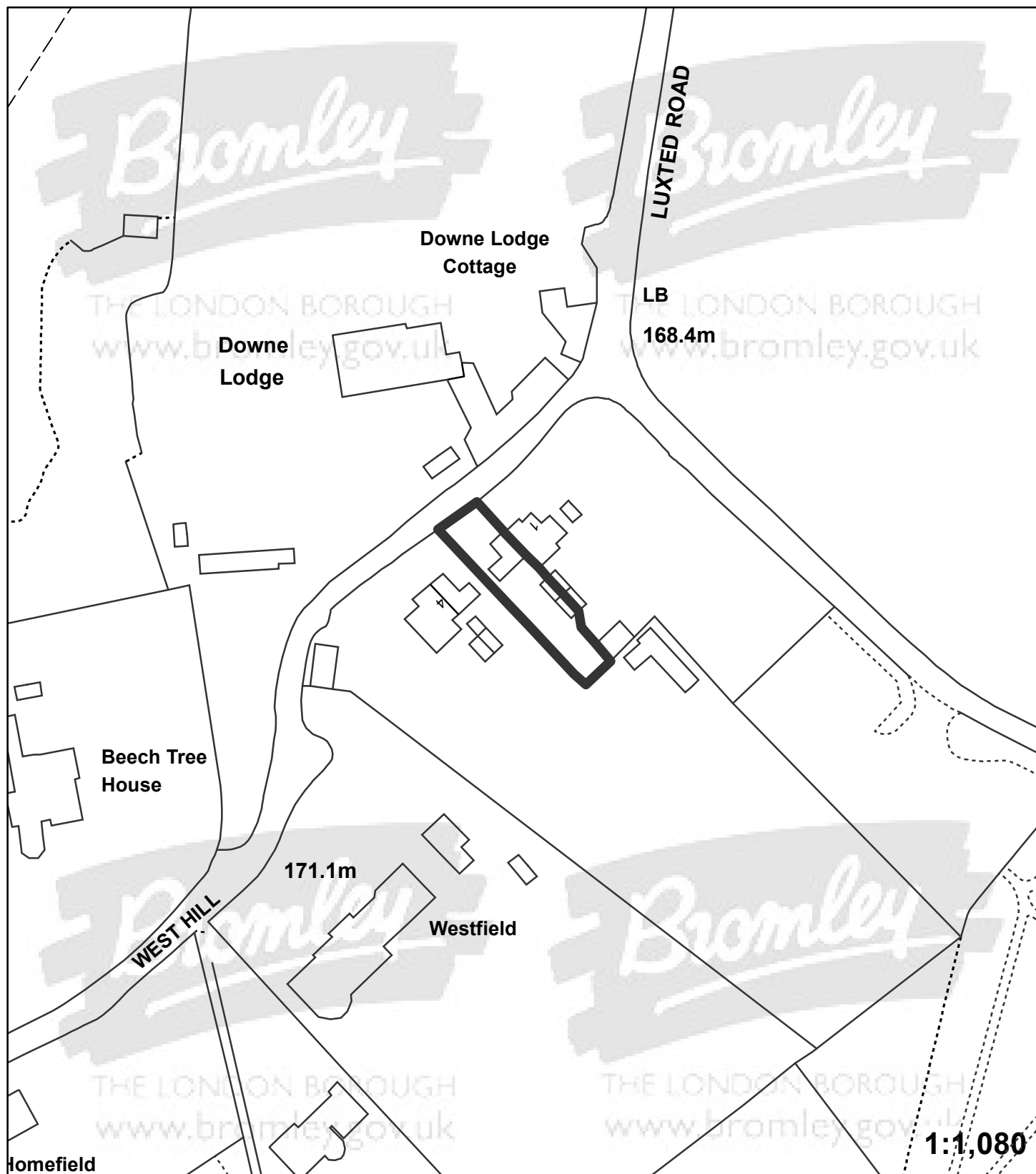
Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC07<br>ACC07R | Materials as set out in application<br>Reason C07              |
| 3 | ACK01<br>ACK05R | Compliance with submitted plan<br>K05 reason                   |

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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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