

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

Application No : 14/03037/FULL6

Ward:
Darwin

Address : 129 Cudham Lane North Orpington BR6
6BY

OS Grid Ref: E: 545185 N: 162649

Applicant : Mr Kelvin Dean And Ms June Keville **Objections :** NO

Description of Development:

Single storey side extension and conversion of garage to habitable accommodation

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

It is proposed to add a single storey side/rear extension to this property which would link up to an existing garage/store located slightly further to the rear.

The extension would be set back 3.45m from the front wall of the dwelling, and would extend below part of the existing overhanging roof in order to provide a porch, shower room and utility room. A 1.6m deep extension would be provided to link with the detached garage/store at the rear which would be converted into a playroom. The extension would be set back between 0.4-0.6m from the south-eastern flank boundary of the property.

Location

This detached dwelling is located on the north-eastern side of Cudham Lane North, and lies within the Green Belt. It was originally a bungalow, but was extended in the 1980s to provide first floor accommodation.

Comments from Local Residents

No objections have been received to date from local residents.

Comments from Consultees

No highways objections are seen to the conversion of the garage into habitable accommodation as there would be sufficient parking on the frontage of the property.

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
T3 Parking

Planning History

Permission was granted in 1987 (ref. 87/01846) for the construction of an enlarged replacement roof with dormer extensions, a covered way and a new roof to the garage.

Conclusions

The main issues relating to the application are whether the proposals would comprise inappropriate development within the Green Belt, and if they do, 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 79sq.m., whilst the floor area of the existing first floor extension measures 74sq.m. Therefore, the original dwelling has already been virtually doubled in size.

The additional floor area created by the proposed single storey side/rear extension would add 22sq.m. to the overall size of the building, which equates to a 120% 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:

- most of the extension would fill in the void below the existing overhanging roof, and it could therefore be argued that this part of the proposals does not comprise development requiring planning permission
- the link part of the extension would be minimal in size, and would not impact on the open nature of the Green Belt.

The proposed extension would not significantly increase the overall size and bulk of the dwelling, particularly as most of it would be contained below the existing roof of the dwelling, 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 adjacent property at No.131 is situated significantly further forward in its plot and is separated by an accessway leading to the recreation ground to the rear. The proposals would not, therefore, result in any significant loss of light, privacy or outlook to this property.

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

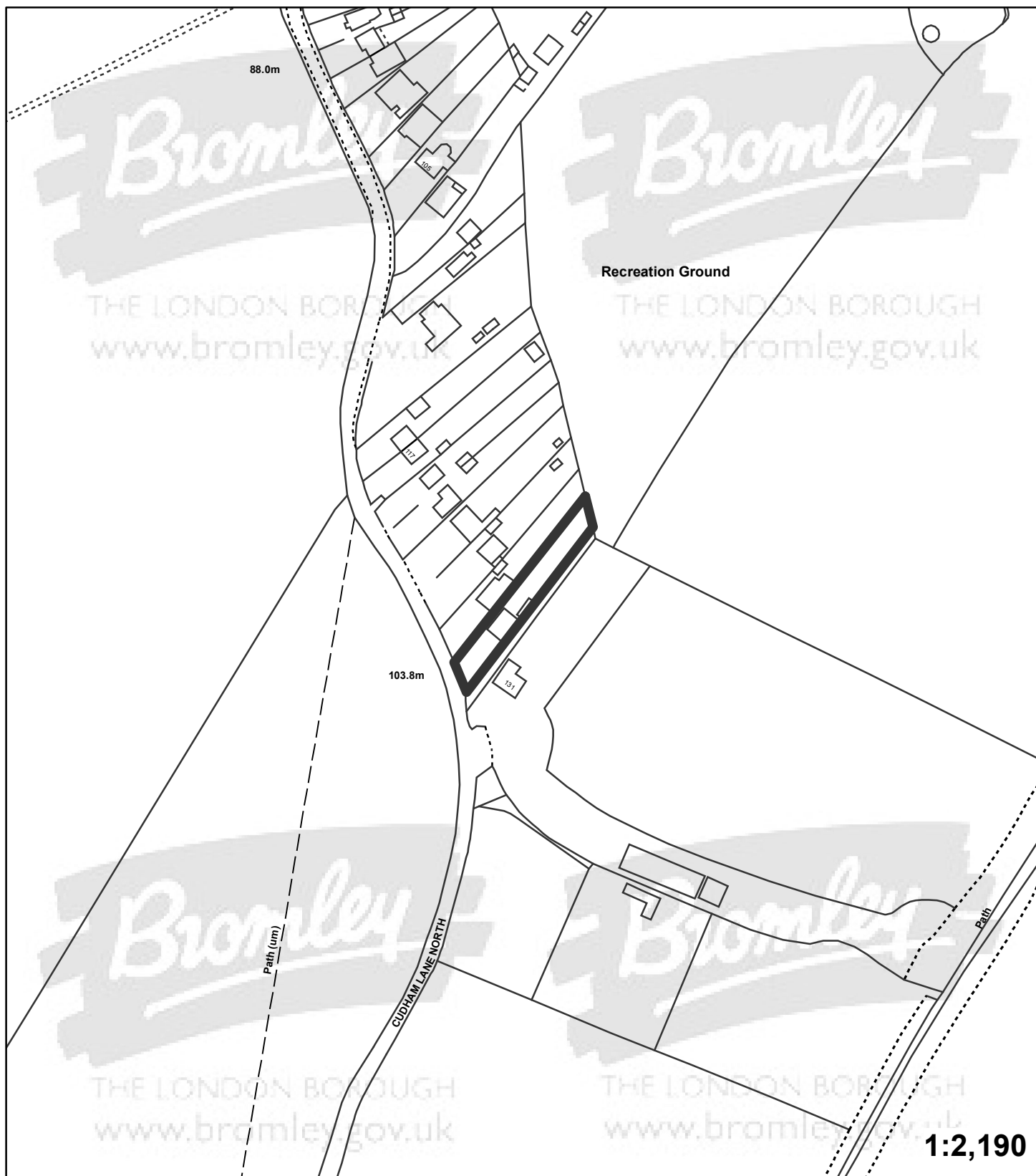
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACH27
ACH27R | Arrangements for construction period
Reason H27 |
| 4 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

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1:2,190

"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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