

SECTION '2' – Applications meriting special consideration

Application No : 14/03554/FULL1

Ward:
**Bromley Common And
Keston**

Address : Elmfield Lodge Rookery Lane Bromley
BR2 8HB

OS Grid Ref: E: 541735 N: 167394

Applicant : Mr Chris Atkins

Objections : YES

Description of Development:

Demolition of existing outbuildings and erection of two storey side extension to provide two storey dwelling

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Green Belt
London City Airport Safeguarding
Stat Routes

Proposal

Permission is sought for a two storey 3 bedroom dwelling to the western flank elevation of the existing properties in order to create a terrace. The proposed dwelling would replace an existing single storey development of outbuildings within the curtilage.

The dwelling would have a maximum depth of 7.6m and a width of 8m, giving a footprint of 57.35sqm and a total floor area of 114.7sqm.

Location

The application site is located to the northern edge of Rookery Lane at the junction with Bromley Common to the east. Bromley College is to the immediate south, off of Rookery Lane, and to the northern boundary is Elmfield House, 146 Bromley Common, which is a Statutory Listed Building.

The site comprises Flat 1 and Flat 2 Elmfield Lodge that form a two storey building with associated single storey outbuildings to the west. The site is located within the Green Belt.

Comments from Local Residents

- the existing water and drain pipes are in dire straits and problems would result from a new building

Comments from Consultees

Highways have raised no objection.

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
BE8 Statutory Listed Buildings
H1 Housing Supply
H7 Housing Density and Design
H9 Side Space
G1 The Green Belt
G5 Dwellings in the Green Belt
NE7 Development and Trees
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan Policies:

3.4 Optimising Housing Potential
3.5 Quality and Design of Housing Developments
7.4 Local Character
7.6 Architecture
7.8 Heritage Assets
7.16 Green Belt
7.21 Trees and Woodlands

The Mayor's Supplementary Planning Guidance: Housing

The National Planning Policy Framework, with which the above policies are considered to be in accordance.

Planning History

14/00557 Permission refused for the demolition of the existing outbuildings and the erection of a single storey dwelling with accommodation within the roofspace and associated landscaping a new access drive on the grounds that:

1. "The site is located in the Green Belt wherein there is a presumption against inappropriate residential development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policies G1 and G5 of the Unitary Development Plan and the National Planning Policy Framework.
2. The proposed dwelling would, by reason of its scale, setting and design, represent an incongruous addition to the site detrimental to the character and setting of the existing property and harmful to the openness and character of the Green Belt contrary to Policies BE1, G1 and H7 of the Unitary Development Plan and the National Planning Policy Framework."

14/02288 Demolition of the existing outbuildings and the erection of two storey side extension to provide two storey dwelling. Withdrawn prior to determination.

91/01809 Permission granted for a single storey side extension to Flat 1 Elmfield Lodge.

99/03456 Permission refused for the conversion of part of the single storey building used as a pottery and workshop to a two bedroom flat on the grounds that:

1. "The site is within the Green Belt where there is a presumption against residential development and the Council see no very special circumstances which might justify the grant of planning permission as an exception to Policy G.2 of the Unitary Development Plan.
2. The proposed change of use would result in an undesirable intensification of residential use in the Green Belt, contrary to established policy and detrimental to the predominantly rural and open character of the area.
3. In the absence of exceptional circumstances to justify a relaxation of established policy, the proposal if permitted, would be likely to set a pattern for undesirable changes of use to residential of similar buildings to the detriment of the character and open nature of the Green Belt."

Conclusions

The main issues relating to the application are the effect that it would have on the character and setting of the adjacent listed building/area and the impact that it would have on the amenities of the occupants of surrounding residential properties as well as the openness of the Green Belt.

Green Belt policy seeks to safeguard against inappropriate residential development, unless very special circumstances can be demonstrated. Green Belt policy also seeks to protect openness within the Green Belt and this can be taken to mean the absence of visible development. The effect of a development on the openness of the Green Belt is primarily a matter of its nature, scale, bulk and site

coverage. That is to say its physical effect on the application site and its surroundings.

The applicant has submitted a revised site survey giving accurate measurements of the outbuildings on site as part of the current application, which increases the site coverage relative to the refused and withdrawn application drawings. These dimensions have been corroborated on site by the Officer. However, area 'C' is a raised planted area that is not considered to constitute a building, or floor area and as such the 14.868sqm does not contribute to the calculation of the existing floor area. Buildings 'A' and 'B' form a single storey building with a passage to the adjoining residence, whilst building 'D' is a large timber outbuilding/shed.

The replacement of existing buildings within the Green Belt is considered acceptable under the National Planning Policy Framework (NPPF). The NPPF states that such replacement buildings are appropriate provided the new building is in the same use and not materially larger than the one it replaces, with Policy G5 measuring such materiality as being above 10% of the existing floor area, including any outbuildings within 5 metres. The existing floor area of the buildings to be replaced is some 94sqm, with the proposed dwelling being 114.7sqm, an increase of 20.34sqm or 21%. This is in comparison to the recently refused scheme whereby the replacement dwelling comprised 196 square metres, an increase of 115 square metres or 130%.

It is not considered that such an increase over and above the existing buildings is proportionate as required by paragraph 89 of the NPPF and is well above the 10% threshold stipulated by Policy G5.

As such the proposal consists of inappropriate development within the Green Belt and very special circumstances must exist to warrant permission being given. These will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

A Design and Access Statement accompanies the application within which it is stated that the proposal will be a proportionate addition to the existing dwelling and that the site amounts to brownfield land. In addition to the assessment of proportionality above, the site comprises a residential curtilage and the NPPF specifically excludes such land from the definition of previously developed land. It is also stated that the buildings are in beyond repair, beyond any useful purpose, are derelict, have not been used for 20 years and are redundant. Having visited the site is clear the brick outbuildings are in use for storage ancillary to the existing residential use and are considered to be in a serviceable condition; the timber shed appears in use and in a good condition.

As has been established, the proposal is inappropriate development and would harm the openness of the Green Belt by definition with no very special circumstances existing. The proposal seeks to introduce a two storey dwelling of a greater floor area and mass than the existing single storey structures and it is considered that a harmful impact upon the openness of the Green Belt would result

in terms of the scale and design of the proposal in addition to any harm by definition.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/03554, 14/02288 and 14/00557 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

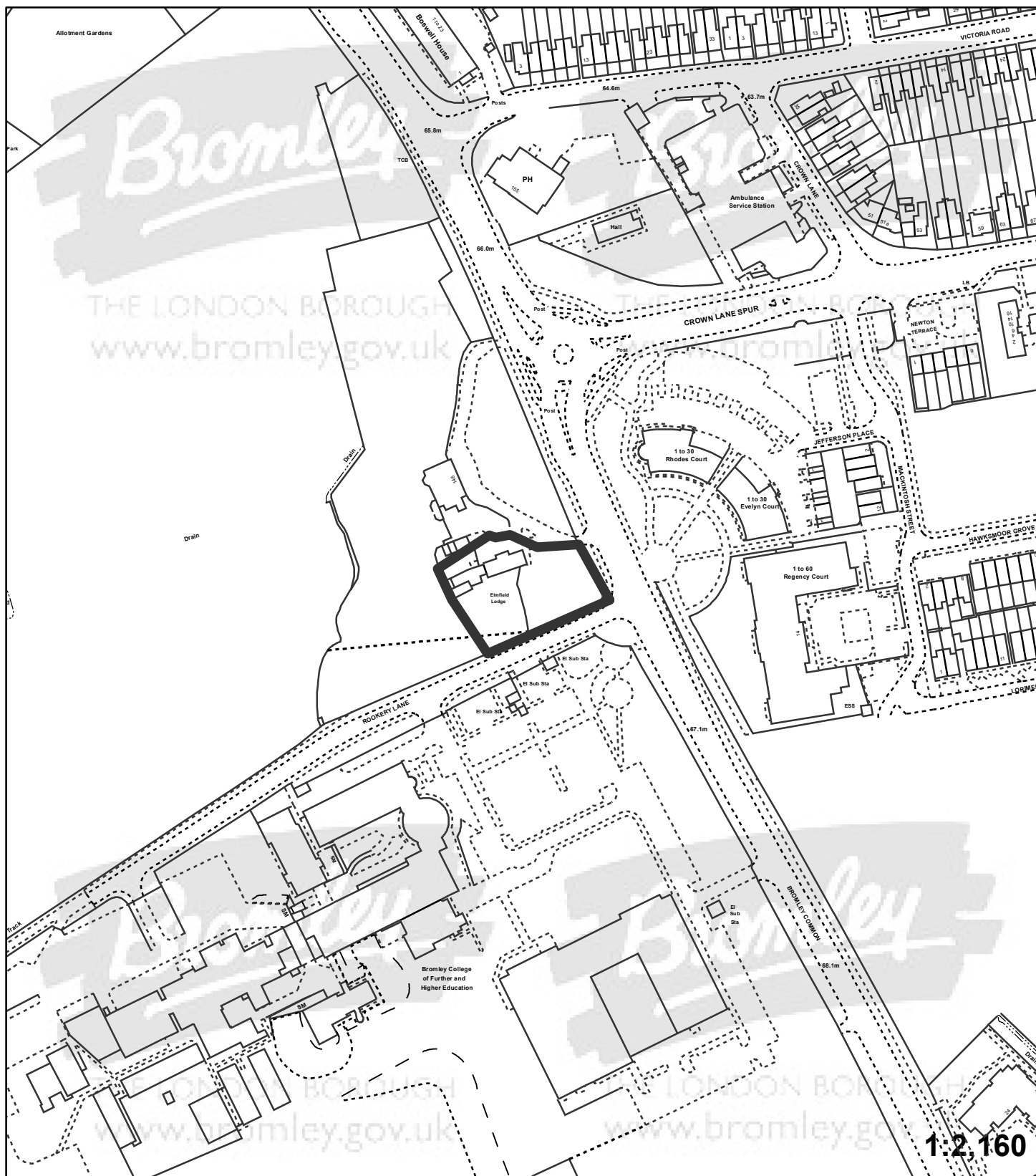
The reasons for refusal are:

- 1 The site is located in the Green Belt wherein there is a presumption against inappropriate residential development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policies G1 and G5 of the Unitary Development Plan and the National Planning Policy Framework.
- 2 The proposed dwelling would, by reason of its scale, setting and design, represent an incongruous addition to the site detrimental to the character and setting of the existing property and harmful to the openness and character of the Green Belt contrary to Policies BE1, G1 and H7 of the Unitary Development Plan and the National Planning Policy Framework.

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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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