

SECTION '2' – Applications meriting special consideration

Application No : 12/03874/FULL6

Ward:
Bromley Common And
Keston

Address : Barn Farm 56 Hastings Road Bromley
BR2 8NB

OS Grid Ref: E: 542319 N: 166171

Applicant : Mr T Crosbie

Objections : NO

Description of Development:

Roof alterations to incorporate rear and side dormer extension.

Key designations:

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

Proposal

This application was withdrawn from PSC 21/3/13 in order for the status of the residential curtilage to be clarified. A subsequent application for a Certificate of Lawfulness 14/01484 was submitted and granted, the reason being that 'On the balance of probabilities the area of land outlined in red on Plan No 4994 (attached to this decision notice) has been used as residential curtilage for a period of at least the last 10 years without any other subsequent use. The use of the land as residential curtilage, on the balance of probability, is therefore considered to be lawful'.

This application is now re-presented to Members and the previous report updated below.

The application site is a rectangular, long, low, converted farm building, of single storey height. This application proposes two dormers, one to the rear measuring 2m wide x 1.9m overall height and one to the side, 1.3 wide x 1.5m overall height. The ridge height is not shown to be raised by the proposal. The introduction of these dormers will enable the creation of a first floor bedroom area and represent approximately a 17% increase in the floor area over that of the original dwellinghouse.

Location

The site is located in the Green Belt and on the west side of Hastings Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received at the time of writing the report.

Planning Considerations

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

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

Planning History

There is an extensive planning history relating to the site as a whole. The most relevant in respect of this current application are ref. 97/00363 which was a Certificate of Lawfulness of Existing Use or Development granted 28/4/97 for the lawful use of the outbuilding as a single dwelling house and ref. 09/01709 for roof alterations including increase in roof height and two front dormers to provide additional accommodation in the roof space which was refused and dismissed at appeal.

The most recent history (referred to above) is Certificate of Lawfulness for Existing Use, ref. 14/01484 - Continuous use of land as garden land (residential curtilage) for a period in excess of 10 years.

Conclusions

The main issues relating to the application are whether the proposal constitutes inappropriate development in the Green Belt, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness, its effect on the openness of the Green Belt and on the character and appearance of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Para 89 of the NPPF advises that the construction of new buildings is inappropriate in the Green Belt; exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. The additional accommodation provided by the proposed first floor extension represents a 17% increase in floor area and therefore falls outside the Council's 10% increase in floor area tolerance (Policy G4). Policy G4 also states that proposals to extend converted dwellings will not normally be permitted. It is therefore considered that the proposal constitutes inappropriate

development in the Green Belt. The resultant harm should be given substantial weight in determining the application.

In terms of the effect of the development on the openness of the Green Belt, as noted the dwelling is at present a long, low, converted farm building, of single storey height. The proposed dormers would allow a first floor storey element to part of the building. It may be considered that the visual intrusion arising as a result of the proposed dormers is limited given the size and siting of the proposed dormers.

Given the scheme is inappropriate development, consideration is to be given as to whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development. It is noted that 'very special circumstances' 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. Members may consider that the limited percentage increase of 7% over and above the 10% tolerance in Policy G4 is not unduly excessive. This combined with the limited visual intrusion and the clustering of built development in this location may present the very special circumstances necessary to outweigh the usual Green Belt Policy considerations.

In terms of the impact on nearby residential amenity the proposed rear dormer overlooks onto a front garden area of the nearby dwellings along Hastings Road and the side dormer faces on to a blank gable wall of the adjacent dwelling. Any impacts on neighbouring amenity are likely to be limited and unlikely to warrant a planning refusal ground in this respect.

Background papers referred to during production of this report comprise all correspondence on files refs. DC/12/03874, 09/01709, 97/00363, excluding exempt information.

RECOMMENDATION: PERMISSION

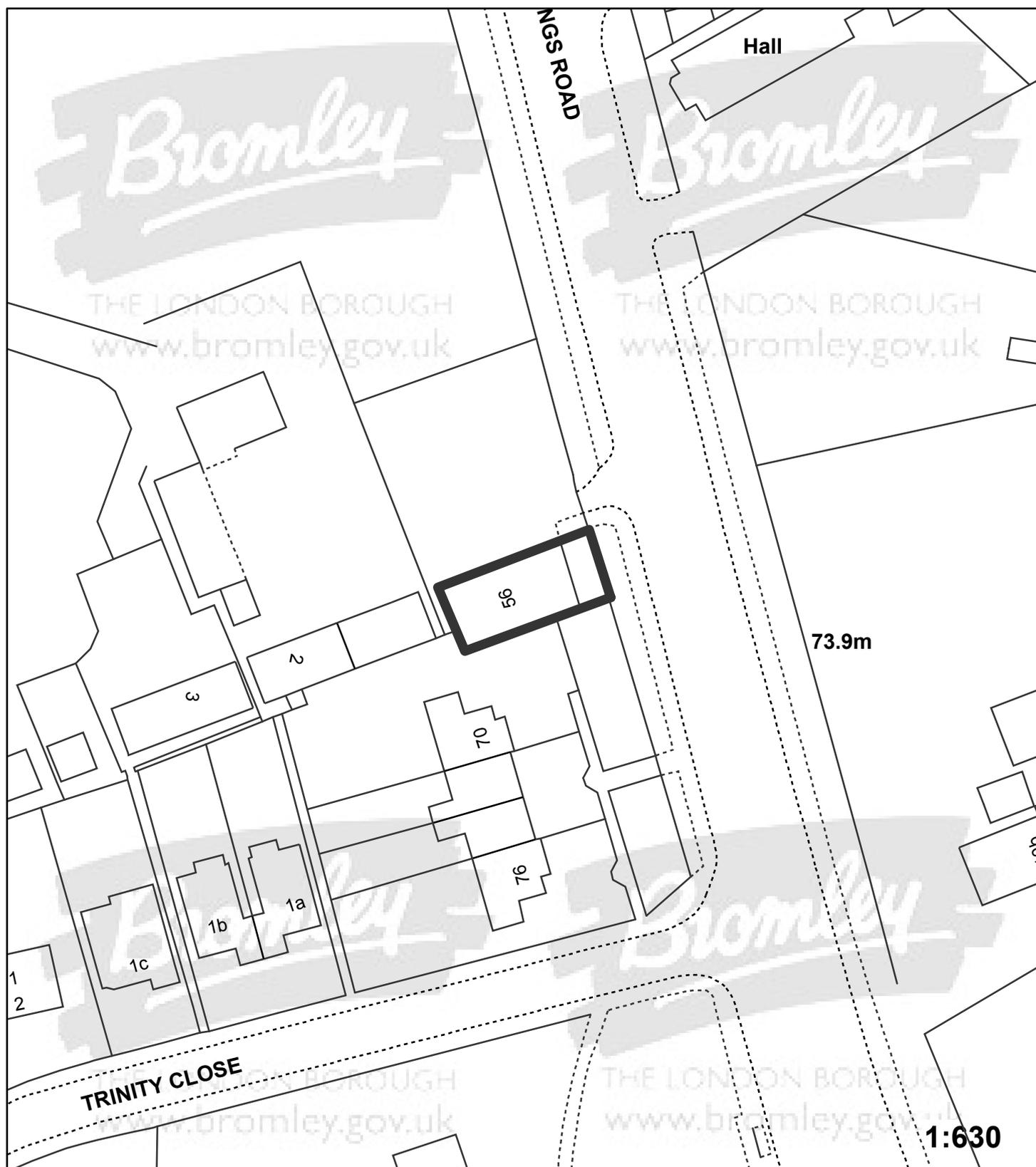
Subject to the following conditions:

- | | | |
|---|--------|--|
| 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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