

SECTION '2' – Applications meriting special consideration

Application No : 14/04052/FULL6

Ward:
Hayes And Coney Hall

Address : 12 Layhams Road West Wickham BR4
9HG

OS Grid Ref: E: 539165 N: 164588

Applicant : Mrs Sarah Hanrahan

Objections : NO

Description of Development:

Two storey side/rear extension

Key designations:

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

Proposal

- The application proposes to construct a two storey side and rear extension
- The extension will measure 7.6m in height x 3.5m in width x 9m in length (3m in depth for the rear extension).
- Removal of the existing garage

Location

The application site is a two storey semi-detached dwelling located towards the northern end of Layhams Road. The property is located within the Green Belt with open fields and farmland located towards the rear boundary.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Highways - The development will result in the loss of one parking space by conversion of the garage to a habitable accommodation. However, there are spaces available within the site's curtilage which would be utilised for parking.

Therefore on balance as it is a small development no objections are raised to this proposal.

Trees - No comments were received

Planning Considerations

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- G4 Extensions/alterations to dwellings in the Green Belt.

Supplementary Planning Guidance 1 & 2

London Plan Policy 3D.9 (Green Belt)

National Planning Policy Framework (2012)

Planning History

Under planning application ref. 93/03031, planning permission was refused for formation of hardstanding and vehicular access (retrospective application).

Under planning application ref. 99/00571, planning permission was granted for formation of vehicular access and hardstanding for car parking to Nos.12 and 14 Layhams Road.

Also of relevance is the planning application history of No.14 Layhams Road where planning permission was granted under planning application ref. 12/00780 for a two storey side/rear extension.

Conclusions

The main issues relating to the application are whether the proposed development would constitute appropriate development within the Green Belt and, if not, whether very special circumstances exist. Further considerations are the effect the proposals would have on the visual amenity and openness of the area, whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook and whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area, the existing building and street scene in general.

The application proposal results in an increase in the floor area of the dwelling by around 63sqm, which equates to an increase in floor area of around 45.8%. Policy G4 stipulates that extensions or alterations within the Green Belt should generally not result in a net increase in floor area of more than 10% over that of the original dwelling.

National Policy, contained in the NPPF (2012) contains a presumption against inappropriate development. The guidance identifies development that would not be inappropriate. The extensions of dwellings is not inappropriate provided it does not result in disproportionate additions over and above the size of the original building. Inappropriate development should not be approved unless there are very special circumstances so that the harm caused is clearly outweighed by other considerations.

It is for the applicant to show why permission should be granted for development that is contrary to current adopted Green Belt policies. In this case the applicant cites the property next door at No.14 which has been allowed to build the same application (two storey side/rear extension) which was approved in 2012.

The property forms the end semi-detached house located within a row of six semi-detached pairs of houses which are link attached to one another by single storey outbuildings. The extension would mirror that of No.14 and could be seen as an end extension to an existing row of eight houses which on balance would not result in a significant detrimental change in the overall form, bulk or character of this row of properties when viewed from Layhams Road.

The current proposals would result in a development which is clearly in excess of the 10% net increase in the total floor area of the dwelling once the extensions are constructed. Members will therefore need to consider on balance taking into account the neighbouring approved extensions whether the proposed development would result in incremental harm to the Green Belt which would jeopardise the open nature of the countryside.

Whilst situated in the Green Belt where there is a general presumption against inappropriate forms of development, the proposal may be considered to be of an acceptable design and scale of a similar appearance to that of the neighbouring property.

The proposed extension would maintain around a 1m distance towards the boundary of the site at the front of the property and around a 1m distance towards the rear. The proposed extension is of a sympathetic design and scale complementing the design of the existing house and character of the area. Members may therefore consider on balance that the proposed extensions do not result in any disproportionate additions over and above the size of the original building.

Taking into account, Members may consider that due to the location of the extension its footprint and design is similar to that previously approved at No.14 Layhams Road, that whilst the proposal is clearly in excess of the 10% net increase of the original dwelling house stated in Policy G4, the proposals would not on balance result in any significant harm to the character and appearance of the Green Belt.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/04052 and 12/00780 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

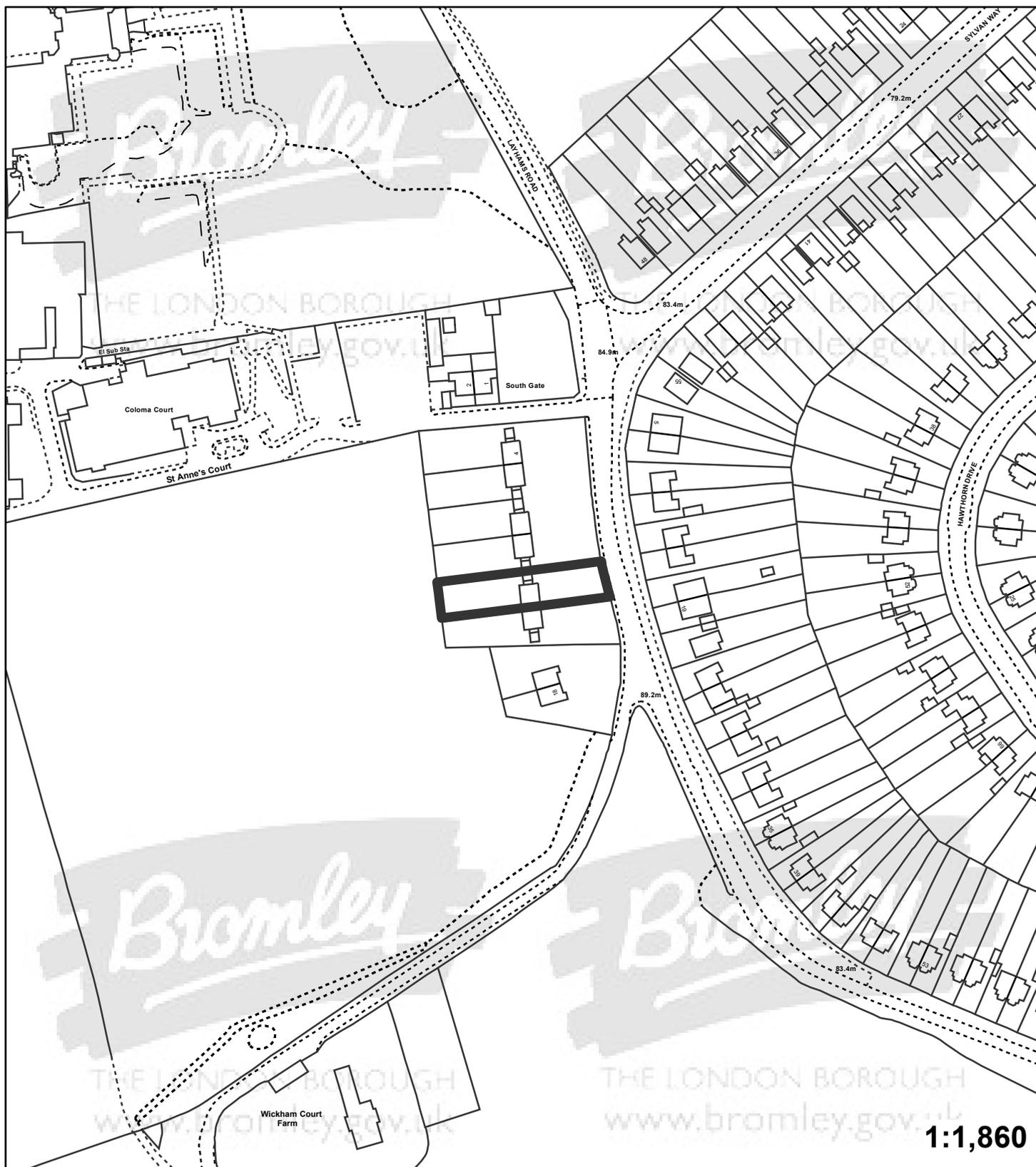
Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACI12 Obscure glazing (1 insert) in the flank elevation
 ACI12R I12 reason (1 insert) BE1
- 4 ACI17 No additional windows (2 inserts) flank two storey side
 extension
 ACI17R I17 reason (1 insert) BE1
- 5 ACK01 Compliance with submitted plan
 ACC03R Reason C03

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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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