

SECTION '2' – Applications meriting special consideration

**Application No :** 15/00200/PLUD

**Ward:**  
**Copers Cope**

**Address :** 89D Albemarle Road Beckenham BR3  
5HP

**OS Grid Ref:** E: 538461 N: 169657

**Applicant :** Mrs Carol Wells

**Objections : NO**

**Description of Development:**

Single storey rear extension for which prior approval was determined under ref: 14/04529/HHPA  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Open Space Deficiency

**Proposal**

The proposal is for a single storey rear extension submitted under the permitted development legislation relating to larger rear extensions on residential properties. A prior approval application was submitted under ref. 14/04529 for a single storey rear extension, extending beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.9m. (42 Day Notification for Householder Permitted Development Prior Approval). No objections were received from any neighbouring properties and the application was determined that Prior Approval was not required.

This certificate is further to application to ref. 14/04529 and seeks confirmation that the whole development is in accordance with the permitted development legislation.

**Location**

The application site is an end of terrace townhouse on Albemarle Road, Beckenham. The row of terraces consists of four townhouses. Many of the surrounding properties are flatted developments.

## **Comments from Local Residents**

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

If any further comments are received, these will be reported verbally at the meeting.

## **Comments from Consultees**

The application is for a certificate of lawfulness for a proposed development. As such there were no external or internal consultations made on this application.

## **Planning Considerations**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and specifically whether any limitations/conditions of the Order are infringed.

## **Planning History**

Under ref. 03/02649, planning permission was refused for a Part one/two storey summerhouse in rear garden RETROSPECTIVE APPLICATION

Prior Approval was not required under ref. 14/04529 for a 'single storey rear extension, extending beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.9m. (42 Day Notification for Householder Permitted Development Prior Approval)'

## **Conclusions**

The property benefits from an existing single storey rear extension projecting 3.2m in depth with a flat roof 2.9m in height. It is proposed to extend out from this extension a further 2.8m in depth with a flat roof of approximately 2.6m, providing an extension of 6m in depth from the original property. The maximum height of the extension will therefore be 2.9m with the minimum height 2.6m. Under the new permitted development legislation set out by government with regards to larger home extensions which allows for single storey rear extensions to a maximum of 6m in depth for terraced properties, prior approval was submitted and determined to not be required under ref. 14/04529.

Class A permits the enlargement, improvement or other alteration of a dwellinghouse. Previous extensions to the property must be taken into account. The proposed single storey rear extension would fall within the scope of Class A and is considered to be permitted development for the following reasons:

- The extension will not exceed 50% of the total curtilage of the original house
- The height of extension will not exceed the height of the highest part of the dwellinghouse and the height of the eaves would not exceed those of the original house
- The proposal would not extend beyond a wall that fronts a highway or forms the principal or side elevation of the original house
- The enlarged part of the dwellinghouse would have a single storey and not extend beyond the rear wall of the original dwellinghouse by more than 6m as allowed for larger householder extensions. Prior Approval was not required under ref: 14/04529/HHPA for a rear projection of 6m from the rear of the original dwellinghouse.
- The enlarged part of the dwellinghouse is within 2m of a boundary and the eaves height will not exceed 3m. The maximum height of the eaves will be 2.9m.
- The enlarged part of the dwellinghouse would not exceed 4m in height and would not have more than one storey. The maximum height of the extension will be 2.9m.
- The proposal does not consist of or include a veranda, balcony or raised platform
- The proposal does not consist of or include the installation, alteration or replacement of a microwave antenna
- The proposal does not consist of or include an alteration to any part of the roof of the dwellinghouse.
- The materials proposed for the exterior will be similar in appearance to those used in the construction of the original house.
- The proposal does not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe

It is therefore considered that a Certificate of Lawfulness for the proposal should be granted.

Background papers referred to during production of this report comprise all correspondence on the file, excluding exempt information.

#### **RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 The proposed single storey rear extension would fall within "permitted development" by virtue of Class A of Schedule 2, Part 1 of the General Permitted Development Order 1995 (as amended).

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**Proposal:** Single storey rear extension for which prior approval was determined under ref: 14/04529/HHPA

**CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.**



"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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