

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

Application No : 14/04762/FULL6

Ward:
Darwin

Address : Redriff Birdhouse Lane Downe
Orpington BR6 7LJ

OS Grid Ref: E: 543183 N: 160180

Applicant : Mr Francesco Roda

Objections : NO

Description of Development:

Roof extensions to provide first floor accommodation including front/side/rear dormers and rooflights and elevational alterations
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

The proposals are for the retention of roof extensions that have been constructed at this property in order to provide first floor accommodation. They include 6 dormer extensions within the front, side and rear roofslopes, rooflights within the front and eastern side roofslopes, and minor elevational alterations to windows.

Location

The application property lies on the southern side of Bird House Lane, which slopes steeply down from east to west, and is situated within the Green Belt. It was originally a bungalow, and a single storey side extension was added in 1990.

Comments from Local Residents

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

Planning Considerations

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

- BE1 Design of New Development
- H8 Residential Extensions
- G4 Dwellings in the Green Belt

Planning History

Permission was granted in 1989 (ref. 89/01052) for a single storey side extension and a pitched roof over a single storey rear addition.

An application for roof extensions including an increase in the height of the main roof (ref.14/00559) was withdrawn prior to determination.

A Certificate of Lawfulness for roof extensions and roof alterations (ref.14/01953) was refused in September 2014, as the proposals were not considered to comply with Class B(b), Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), in that the front dormer extension would extend beyond the plane of an existing roof slope which formed the principal elevation of the dwellinghouse and fronted the highway. As works were under way, enforcement action was authorised in order to remove the front dormer extension which was not deemed to be "permitted development".

An application for a Certificate of Lawfulness for the existing roof alterations and elevational alterations (ref.14/04735) is currently under consideration, but is likely to be refused for the same reasons as before.

Conclusions

The main issues in this case are whether the roof extensions and alterations comprise inappropriate development within the Green Belt, the effect on the open or rural nature of the Green Belt, and the impact on the amenities of neighbouring properties.

Policy G4 of the Unitary Development Plan 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 existing dwelling measured 205sq.m., however, part of the floorspace may include a single storey side extension permitted in 1989 (although the Council's records are not clear on the specific site of this extension or whether it was built).

If the original building is taken to be that which existed prior to the recent construction of the roof extensions (the subject of this application), then the new

first floor area created by the roof extensions adds 102sq.m. to the overall size of the building, which equates to a 50% increase in floor space. This far exceeds the maximum 10% increase normally allowed within the Green Belt, and represents a disproportionate increase in the size of the building.

However, the applicant considers that very special circumstances apply in that the majority of the works which have been undertaken are "permitted development" under Class A, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). In this case, the only part of the development that requires planning permission is the front facing dormer (labelled dormer 6), which if it were to be removed from the scheme, would still result in the same additional floorspace. Members may therefore consider that this constitutes very special circumstances to allow a departure from Policy G4 of the Unitary Development Plan.

With regard to the impact of the development on the visual amenities of the area, the roof extensions have not significantly increased the overall size and bulk of the original dwelling, but have resulted in modest roof extensions which have been sensitively designed to limit the impact on the surrounding area. The development is not therefore considered to have a harmful impact on the open or rural nature of the Green Belt.

With regard to the impact on residential amenity, the dwelling at Redriff is set at a lower level than Lantana to the east, and the roof alterations have not had a significant impact on the amenities of the adjacent property, with only rooflights having been added to the eastern roofslope adjacent to Lantana.

In conclusion, the development is considered to be acceptable in that very special circumstances have been demonstrated that outweigh the harm to the Green Belt by reason of inappropriateness, and that the proposals do not cause harm to the visual amenities of the area, nor to the amenities of local residents.

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.

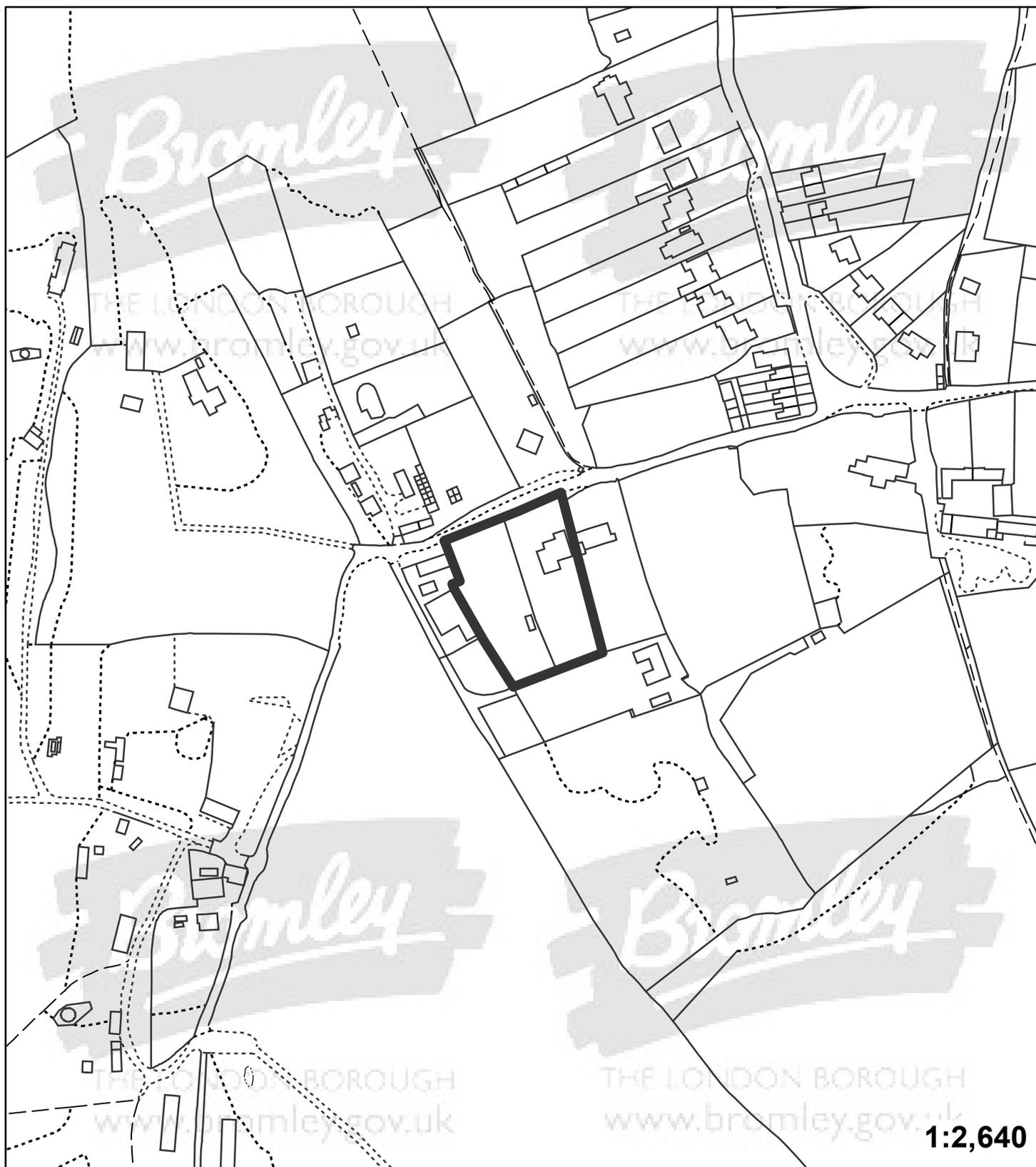
RECOMMENDATION: PERMISSION

Subject to the following conditions:

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RETROSPECTIVE APPLICATION



"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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