

SECTION '2' – Applications meriting special consideration

Application No : 15/00827/FULL6

Ward:
**Bromley Common And
Keston**

Address : Barnet Mead Barnet Wood Road Hayes
Bromley BR2 8HJ

OS Grid Ref: E: 541876 N: 165604

Applicant : Mr Robert Jones

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

Conservation Area: Bromley Hayes And Keston Commons
Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Smoke Control SCA 22

Proposal

This application proposes the demolition of an existing single storey rear conservatory and detached shed and the erection of an orangery with a proposed rear projection of 4m and 7.8m wide (floor area of 31.2 square metres).

Location

The site is a detached two storey dwelling located on the south side of Barnet Wood Road within Bromley, Hayes and Keston Common Conservation Area and within the Green Belt.

Comments from Local Residents

Nearby owners/occupiers were notified of the application, a site notice displayed and press advert posted. No representations were received at the time of writing the report.

Comments from Consultees

No comments have been received from APCA or Conservation. Any comments subsequently received will be reported verbally to Committee.

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:

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- G1 Green Belt
- G4 Extensions in the Green Belt

Planning History

The planning history includes permission reference 07/03783 for a first floor side extension incorporating front and rear dormers on adjoining garage together with front and rear dormers on main roof. This was preceded by two separate refusal reference 07/01109 for a two storey side extension, single storey rear extension and detached double garage and refusal reference 07/02333 for two storey side and single storey rear extensions/front and rear dormer extensions/detached double garage. A separate application reference 08/03042 for a single storey rear extension was withdrawn.

Refusal grounds for application 07/02333 were:

The proposed development would by virtue of its size and location have a detrimental impact on the visual amenity and openness of this Green Belt area and be contrary to Policy G4 of the Unitary Development Plan regarding development, alterations or conversions in the Green Belt.

The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and the bulk of the proposed extensions would detract from the character of the building and would harm the character and appearance of this part of the Bromley, Hayes and Keston Commons Conservation Area contrary to Policies BE1 and BE11 of the Unitary Development Plan.

The proposed two storey side extension, if permitted, would constitute a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H9 and BE11 of the Unitary Development Plan.

Refusal grounds for application 07/02333 were:

The proposed detached garage would by virtue of its size and location have a detrimental impact on the visual amenity and openness the Green Belt and would harm the character and appearance of the Bromley, Hayes and Keston Commons Conservation Area, contrary to Policies G4 and BE11 of the Unitary Development Plan.

The cumulative impact of the proposed extensions and detached building would result in an overdevelopment of the site, harmful to the character and appearance of the area, and contrary to the aims and objectives of Policies G4 and BE11 of the Unitary Development Plan.

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 conservation 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 existing extensions represents a significant increase in floor area and falls outside the Council's 10% increase in floor area tolerance (Policy G4). 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.

The site is in a Conservation Area and within the Green Belt. The planning history reveals that permission has been previously refused for development proposals which included a single storey rear extension. Whilst there is an existing single storey rear extension there is no planning history in relation to it. The agent has advised that the existing single storey rear extension was erected as permitted development; planning application reference 08/03042 for a single storey rear extension was withdrawn and there is no record of a lawful determination. The agent has advised that this current proposal has been submitted for planning consideration as it is unlikely to meet permitted development criteria.

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.

In terms of the effect of the development on the openness of the Green Belt, as noted there is an existing single storey rear extension located to the rear (west) and it is proposed to demolish this and an existing outbuilding and to erect a single storey extension to the rear (east). The combined floor area of the demolished buildings is 34 square metres. The applicant has advised that revised siting of a single storey extension (31.2 square metres) will result in an improved configuration of living space for the family. It may be considered that the visual intrusion arising as a result of a re-sited extension will have limited impact on the

openness of the Green Belt given the demolition of existing and the size and siting of the proposed development.

However, the original dwelling house has been significantly extended and in the event of a planning permission for the proposed development the case will remain that there may be potential for additional single storey rear extensions, under permitted development rights, which may cause harm to the Green Belt.

Given the proposed demolition of existing development consideration could be given to planning conditions relating to the demolition and clearance of the existing extension and the restriction of Permitted Development Rights which may, on balance, present the very special circumstances necessary to outweigh the usual Green Belt Policy considerations.

It is not considered that there will be any significant impact on nearby residential amenity or on the character and appearance of the Conservation Area.

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:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
2ACK01 Compliance with submitted plan
ACC01R Reason C01
- 3 The existing buildings identified on Plan xx shall be demolished and the site cleared within three months of the first occupation of the development hereby permitted.

Reason: In order to comply with Policy G4 of the Unitary Development Plan and to prevent overdevelopment of the site.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings, structure or alteration permitted by Class A of Part 1 of Schedule 2 of the 2015 Order shall be erected or made within the curtilage(s) of the dwelling hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policy G4 of the Unitary Development Plan and to prevent overdevelopment of the site.