

SECTION '2' – Applications meriting special consideration

Application No : 15/01698/FULL6

Ward:
Darwin

Address : 121 Cudham Lane North Orpington BR6
6BY

OS Grid Ref: E: 545163 N: 162698

Applicant : Mr & Mrs J PULLEN

Objections : YES

Description of Development:

Creation of enlarged first floor accommodation including increase in roof height, side dormer and rooflights, single storey front/side extension and elevational alterations

Key designations:

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

Proposal

The application seeks to replace the existing roof by creating an enlarged first floor. The existing eaves would be raised by approximately 1m and brought forward to form a front gable with large window and Juliet balcony. The overall height of the building will increase by approximately 1.9m. There is also a side dormer proposed to the northern elevation to serve a bedroom. To the front, a single storey extension is proposed to infill the existing void at the front of the property resulting in the building being squared off. Elevational alterations are also proposed which include the reconfiguration of windows and doors at the front, side and rear.

Location

The application site is to the eastern side of Cudham Lane North. The property is a bungalow with accommodation within the roofspace and is set at a reasonable distance back from the road. The site is located within the Green Belt as defined by the Unitary Development Plan.

Consultations

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- proposed elevation of roof height and side extension is of concern
- may decrease light to No.119 due to sun direction
- deeds to 119 and 121 shows a shared access between the properties
- side extension could cause restricted access to the shared drive
- deeds will require reviewing and a discussion may be required regarding the measurements of the boundaries and desired extension

Comments from Consultees

None

Planning Considerations

In considering the application the main policies are BE1, H8 and G4. These concerns the design of new development, residential extensions and dwellings in the Green Belt.

The main issues with the application are the impact of the proposal on the visual amenities of the Green Belt. Policy G4 states that extensions will only be permitted if:

- (i) the net increase in the floor area over that of the original dwellinghouse is no more than 10% , as ascertained by external measurement; and
- (ii) their size, siting, materials and design do not harm visual amenities or the open or rural character of the locality; and
- (iii) the development does not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

Also of consideration is The National Planning Policy Framework (NPPF), in particular section 9: Protecting Green Belt Land (Para 87,88 and 89).

Planning History

There is no recent planning history at the property.

It is noted that a similar proposal was granted planning permission under ref. 06/04018 (PSC held on 24th May 2007) at No.119 Cudham Lane North adjacent to the application site.

A lawful development certificate was also granted at No.123 for roof alterations under ref. 15/00204.

Conclusions

The primary considerations in this case are the impact of the proposal on the Green Belt, including whether or not the development is appropriate and if it is not, whether there are any very special circumstances to justify the development which

mean that the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, as set out in the NPPF and Policy G1 and G4 of the UDP. The impact of the proposal on the openness of the Green Belt and on the visual amenities of the locality are important associated considerations.

The National Planning Policy Framework (NPPF) makes clear that the construction of new buildings in the Green Belt should be regarded as inappropriate, with a small number of exceptions. One of these is 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 (Para 89).

The property currently benefits from roof alterations and first floor accommodation within the roofspace. The proposal, when combined with the existing extensions at the site, results in a net increase in floorspace of over 10% when compared to the original dwelling which would exceed the allowance given in Policy G4(i). However, careful consideration must also be given to part (ii) and (iii) of Policy G4. Due to the nature of the extensions, and the similar extensions that exist within the streetscene (in particular No. 119), Members may consider that the extension would not harm the visual or open rural character of the Green Belt or lead to a significant detrimental change to the original dwellinghouse or reduce openness.

The concerns of the adjoining neighbour at No.119 are summarised above and have been taken into account whilst assessing the application. Due to the location of the separation distance that would be retained between the properties, it is not considered that the application will have a detrimental impact upon their amenities.

Background papers referred to during production of this report comprise all correspondence on the file ref.15/01698 as set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

REASON: Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

4 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the elevation(s) of the **** hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason:In order to comply with Policy of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

5 Before the development hereby permitted is first occupied the proposed side dormer window shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the window (s) shall subsequently be permanently retained in accordance as such

In the interests of the amenities of nearby residential properties and to accord with Policies BE1 and H8 of the Unitary Development Plan