

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

**Application No :** 15/01905/FULL6

**Ward:**  
**Darwin**

**Address :** 7 Grice Avenue Biggin Hill TN16 3EW

**OS Grid Ref:** E: 540973 N: 160959

**Applicant :** Miss Shelley McIntosh

**Objections : NO**

**Description of Development:**

Single storey side/rear extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
Major Development Sites  
Smoke Control SCA 24  
Technical Sites BH

**Proposal**

It is proposed to demolish the existing detached garage at the side of this property, and construct a single storey side/rear extension which would be set back 0.9m from the western flank boundary with No.5, and would project 2.5m to the rear.

The extension would have a pitched roof with a maximum height of 3.5m.

**Location**

This detached property is located on the northern side of Grice Avenue, and lies within the Green Belt. Similar detached properties lie to either side, and the property backs onto semi-detached dwellings in Keith Park Crescent.

**Consultations**

No third party comments have been received to date.

**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

### **Conclusions**

The main issues in this case are whether the extension comprises 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 (including the detached garage to be demolished which lies within 5m of the house) measures 156.8sq.m., whilst the floor area of the extended dwelling would be 188.8sq.m. which would result in an increase in the floor area of 32sq.m. This would equate to a 20% increase in floor space which exceeds the maximum 10% increase normally allowed within the Green Belt, and represents a slightly disproportionate increase in the size of the building.

However, the extension would not appear significantly bulkier within the street scene than the existing garage it replaces, and overall, the extension may be considered fairly modest in size, with the main increase in bulk confined to the rear, the majority of which could be constructed under "permitted development". This is therefore considered to constitute 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 extension would increase the separation to the flank boundary, and is designed with a low-level pitched roof to minimise its height and bulk. It would have a modest depth of 2.5m, and 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 extension would be set back 0.9m from the western flank boundary with No.5, and would lie adjacent to the garage serving this property. To the east, the rear part of the extension would be set back around 5m from the eastern flank boundary with No.9, and the proposals are not therefore considered to be harmful to residential amenity.

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:

- 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 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise 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 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.