

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

**Application No :** 15/03031/PLUD

**Ward:**  
Kelsey And Eden Park

**Address :** 17 Faversham Road Beckenham BR3  
3PN

**OS Grid Ref:** E: 536992 N: 169323

**Applicant :** Mr And Mrs Unsworth

**Objections :** YES

**Description of Development:**

Single storey rear extension, roof alterations incorporating rear dormer and front rooflights. 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  
Smoke Control SCA 18

**Proposal**

The application proposes a single storey rear extension with a pitched roof and 1 no. rooflights that measures 3m in depth, by a width of 2m and a height of 3.8m at the ridge and 2.8m at the ridge.

The application also proposes a rear dormer and 2 no. rooflights to the front that would create an additional 22.57m<sup>3</sup> space in the roof.

Location

The application site hosts a two storey terraced dwelling on the Northern side of Faversham Road.

**Consultations**

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one neighbour objected, the comments could be summarised as objecting to any development that would have any impact on outlook and lighting to their property.

**Planning Considerations**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Class A, B and C of Schedule 2, Part 1 of the General Permitted Development Order 1995 (as amended) (the GPDO).

The planning merits of the proposal cannot be a determining factor and the only issue is whether the works are "permitted development" within the tolerances of Central Government Legislation.

## **Conclusions**

The proposal is considered to be permitted development under Class A for the following reasons:

- o The extension will not exceed 50% of the total curtilage of the original house.
- o The height of extension will not exceed the height of the highest part of the dwellinghouse.
- o The height of the eaves would not exceed those of the original house.
- o The proposal would not extend beyond a wall that fronts a highway or forms the principal or side elevation of the original house.
- o 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 3m.
- o The extension would not exceed 4m in height.
- o The extension would not have more than one storey.
- o The proposal does not consist of or include a veranda, balcony or raised platform.
- o The proposal does not consist of or include the installation, alteration or replacement of a microwave antenna.
- o The proposal does not consist of or include an alteration to any part of the roof of the dwellinghouse.
- o The materials proposed for the exterior will be similar in appearance to those used in the construction of the original house.

Class B permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. In this instance, the proposed rear dormer extension would fall within the scope of Class B and is considered to be permitted development for the following reasons:

- o The extension will not exceed the height of the of the highest part of the existing roof
- o The extension would not extend beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway.
- o The resulting extensions volume falls within 40 cubic metres for a terraced property
- o The proposal does not consist of or include a veranda, balcony or raised platform
- o The house is not sited within a conservation area

- o The materials proposed for the exterior will be similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.
- o The dormer provides a minimum 0.2m separation from the eaves of the dwelling.
- o There are no windows proposed within the side elevation
- o The proposal includes the installation of soil and vent pipe. However, this will not extend more than 1m above the ridge of the main roof and as such is permitted under Class G.

Class C covers other alterations such as the installation of roof lights. In this instance, the proposed front roof lights would fall within the scope of Class C, and is considered to be permitted development for the following reasons:

- o The proposed rooflights to the front elevation will not project more than 150mm from the roof slope
- o The highest part of the alteration is not higher than the highest part of the original roof
- o The proposal does not consist of or include the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
- o The proposal includes the installation of soil and vent pipe. However, this will not extend more than 1m above the ridge of the main roof and as such is permitted under Class G.
- o There are no windows proposed within the side elevation

The elevational changes to the rear would not constitute development under Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development (England) Order 2015 and the certificate should be granted.

The application site was visited by the case officer and it was confirmed that the proposals would fall within permitted development tolerances. It is therefore felt that the Certificate should be granted.

## **RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 The proposal as submitted would constitute permitted development by virtue of Class A, B and C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015**