

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

Application No : 17/00113/PLUD

Ward:
Orpington

Address : 34 Dyke Drive Orpington BR5 4LZ

OS Grid Ref: E: 547073 N: 166614

Applicant : Mr Nigel Hannington

Objections : NO

Description of Development:

Single storey rear extension. Lawful Development Certificate (Proposed).

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 31
Urban Open Space

Proposal

The proposal involves a single storey rear extension which would have a rearward projection of 2.3m and would extend for the full width of the dwelling (6.2m). The proposed extension would have a mono-pitched roof with a maximum height of 3.5m and two rooflights.

The application site hosts a semi-detached dwelling, on the eastern side of Dyke Drive.

Consultations

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

Planning Considerations

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and specifically whether any limitations/conditions of the Order are infringed.

Planning History

There is no planning history at the application site.

Conclusions

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

The proposed single storey side extension is considered to be permitted development for the following reasons:

With regards to Class A:

- The total area of ground covered by buildings including the proposed extension would not exceed 50% of the curtilage of the site.
- The extension would not exceed the highest part of the roof of the original house
- The height of the eaves of the extension would not exceed the eaves height of the original house
- The extension would not be made to an elevation which forms the principal or side elevation AND fronts a highway
- The extension is a single storey and does not extend beyond 3m of the rear elevation.
- The extension would not exceed 4m in height and would be single storey only.
- The extension would be within 2m of the side boundaries but would not exceed the 3m eaves height restriction.
- The proposal would not extend beyond the side wall of the original dwelling
- No verandahs, balconies or raised platforms are proposed
- No antennae, flues, pipes or chimneys are proposed.
- The dwelling lies within a conservation area however;

- (a) materials will match the original dwelling which is brick,
(b) the proposal would not extend beyond a side elevation and
(c) the extension is for a single storey only.

Materials will match the existing house

RECOMMENDATION: CERTIFICATE BE GRANTED

- 1 The proposed single storey rear extension as submitted would constitute permitted development by virtue of Class A of Part 1 (No. 2) of the Town and Country Planning (General Permitted Development) (England) Order 2015.**