

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

Application No : 17/00103/FULL6

Ward:
Petts Wood And Knoll

Address : 5 Maybury Close, Petts Wood,
Orpington BR5 1BL

OS Grid Ref: E: 543835 N: 167621

Applicant : Mr & Mrs Hadlow

Objections : NO

Description of Development:

Conversion of garage to habitable space including elevational alterations

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 8

Proposal

Planning permission is sought for the conversion of garage to habitable space including elevational alterations

Location

The application site is located to the western edge of Maybury Close and is host to a two storey detached dwelling within a large garden set predominantly to the northern flank elevation. The property is not located in a conservation area and is not listed.

Consultations

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

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions
T3 Parking
T18 Road Safety

Supplementary Planning Guidance 1 and 2

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan to the Secretary of State in the early part of 2017.

Draft Policy 4 Housing Design
Draft Policy 37 General Design of Development
Draft Policy 30 Parking

Relevant planning history

Application reference 12/02457, for a two bedroom detached bungalow on the land north of No.5 was refused and dismissed on appeal.

Application reference 13/01122/FUL for a two storey front and side extensions and roof alterations to incorporate front dormer extensions was approved in June 2013.

Application reference 14/00785/FULL for the formation of vehicular access was approved in April 2014.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and the impact of the proposed garage conversion on the availability of parking within the site and the local area.

A conversion of a garage to a habitable room would ordinarily be permitted development. However the following condition was attached to the previous application 13/01122/FULL6:

Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 2015 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

This condition therefore requires the garage to remain as such unless permission is sought from the Local Authority.

No objections are raised from the highway authority. Two off street parking spaces are shown on the plans to the front of the property which would comply with UDP Policy.

The proposed change from a garage door to a window is considered to be acceptable and would not have a detrimental impact upon the character and appearance of the host dwelling and wider street scene. Furthermore, the bi-folding doors to the rear and obscure glazed windows are also acceptable.

The proposal would have no significant detrimental impact upon neighbouring amenity and would comply with Policies H8 and BE1. The plans indicate that the proposed garage conversion would provide a new bedroom with an en-suite bathroom, which would be linked to the existing dwelling via the lounge. A condition will be attached as per the previous application 13/01122/FULL6 to ensure that the additional habitable space cannot be severed to form a separate unit of accommodation

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. Adequate parking would continue to be available within the site and it is not considered that the proposal would result in a detrimental impact on conditions of highway safety.

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** The additional accommodation shall be used only by members of the household occupying the dwelling 5 Maybury Close; and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.