

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

Application No : 18/01972/PLUD

Ward:
Darwin

Address : Millbush Cottage, Luxted Road, Downe,
Orpington BR6 7JX

OS Grid Ref: E: 543234 N: 160731

Applicant : Mr M Lennon

Objections : YES

Description of Development:

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

Proposal

A Lawful Development Certificate (Proposed) is sought for a single storey side extension with a width of 2.06m and depth of 7.24m. The roof will be sloped with a height of 3.1m and an eaves height of 2.3m.

Location and Key Constraints

The application site hosts a two storey detached dwelling located on the eastern side of Luxted Road.

The site is located in the Metropolitan Green Belt.

Comments from Local Residents and Groups

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

Objection:

- The Downe Residents' Association has objected on the grounds that the proposed extension would exceed half of the width of the original house.
- Permitted development rights should be withdrawn from the property to prevent sprawl into the Green Belt.

Comments from Consultees

None.

Policy Context

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Classes B and C 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.

Considerations

Class A permits the enlargement, improvement or other alteration of a dwellinghouse. In this instance, the single storey rear extension would not fall within the scope of Class A and is considered to be permitted development for the following reasons:

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

- o The property is a single dwellinghouse and has not benefitted from any change of use under class M, N, P or Q.
- o The extension will not exceed 50% of the total curtilage of the original house.
- o The height of the 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 elevation of the original house.
- o The extension is not within 2m of the boundary and the eaves height restriction of 3m does not apply.
- o The extension would not exceed 4m in height, would not have more than one storey, and would not have a width greater than half the width of the original dwellinghouse. The extension will have a width of 2.06m and the original semi-detached dwellinghouses each have a width of 4.13m.
- 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 proposal does not consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- o The materials proposed for the exterior will be similar in appearance to those used in the construction of the original house.

Conclusion

On the basis of the information before the Council and subject to the development complying with the relevant Conditions as contained in the Order it may be considered that the development falls within the relevant criteria of the Order.

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: CERTIFICATE BE GRANTED

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