

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

Application No : 18/02453/PLUD

Ward:
Petts Wood And Knoll

Address : 40 Manor Way, Petts Wood, Orpington
BR5 1NW

OS Grid Ref: E: 544466 N: 168136

Applicant : Mr & Mrs Cullern

Objections : YES

Description of Development:

Loft conversion with roof alterations and rear dormer
PROPOSED LAWFUL DEVELOPMENT CERTIFICATE

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 4

Proposal

The application seeks a Lawful Development Certificate for a loft conversion with hip to gable roof enlargement and rear dormer extension.

Location and key constraints

The application site is a semi-detached dwelling located on the south-eastern side of Manor Way, within the Petts Wood Area of Special Residential Character.

There are restrictions upon 'permitted development' rights at the property due to the adopted Article 4 Direction that covers the Petts Wood Area of Special Residential Character. The Article 4 Direction specifically relates to alterations and additions to the front elevation and states in effect that any alteration or addition to any front roofslope (that facing the public highway) that is currently permitted by Class B or Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) would require planning permission.

Consultations

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

Considerations

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Class B 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 recent planning history at the application site.

Conclusion

Class B permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. In this instance, the proposed roof alterations and 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 highest part of the existing roof. The ridge of the roof alterations will be set below the ridge of the main roof of the property by approx. 225mm.
- o The extension would not extend beyond the plane of the existing roof slope which forms the principal elevation and fronts a highway.

The front roofslope of the roof alterations will be set back from the front roofslope of the host dwelling by approx. 450mm, therefore the extension does not enlarge the front roofslope of the host dwelling.

- o The resulting volume of the proposed roof alterations and rear dormer extension falls within 50 cubic metres allowed in the case of a semi-detached dwelling (maximum 42.15 cubic metres approximately).
- 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 chimney, flue or soil and vent pipe.
- 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 (confirmed in writing and annotated on plans).
- o The dormer provides more than a minimum 0.2m separation from the eaves of the dwelling.
- o There are two new windows in the flank elevation of the resulting dwelling, however the plans confirm in writing that these will be level 3 obscure glazing and the opening part will be the fan light window, which will be above 1.7 finished floor level.

The property is located within the Petts Wood Area of Special Residential Character, so the Article 4 Direction for the area does need to be considered, however Legal advice has been sought and it is considered that the proposed development is not prohibited by the Direction, which specifically relates to alterations and additions to the front elevation.

The proposed development is to the side roofslope and set back from the front roofslope, therefore this is outside of the permitted development rights which have been removed.

It is therefore considered that the certificate should be granted.

RECOMMENDATION: CERTIFICATE BE GRANTED

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