

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

**Application No :** 18/01850/PLUD

**Ward:**  
Orpington

**Address :** 1 Quilter Road, Orpington BR5 4PD

**OS Grid Ref:** E: 547385 N: 166248

**Applicant :** Mr David Spiteri

**Objections: NO**

**Description of Development:**

Single storey side extension  
LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

**Key designations:**

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

**Proposal**

The proposal involves a single storey side extension which would have a width of 3m and a length of 3.5m and would have a pitched roof which would be hipped and would have a ridge height of 3.8m (eaves height would be 2.3m).

**Location and Key Constraints**

The site hosts a two storey semi-detached dwelling which is located on the northern side of Quilter Road and is situated on the junction of Tintagel Road.

**Comments from Local Residents and Groups**

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

**Comments from Consultees**

No consultee comments received.

**Policy Context**

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 recent or relevant planning history relating to the application site.

## **Considerations**

Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to the enlargement, improvement or other alteration of a dwellinghouse.

The proposed single storey side extension has been assessed in accordance with the provisions of Class A and it is considered to be permitted development for the following reasons:

- (a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule.
- (b) The total area of ground covered by buildings including the proposed alterations would not exceed 50% of the curtilage of the site.
- (c) The proposed extensions would not exceed the highest part of the roof of the original house.
- (d) The height of the eaves of the part of the dwelling altered would not exceed the eaves height of the original house.
- (e) The proposed extension would be constructed along an elevation which forms the side elevation of the original dwellinghouse however it would not front a highway.
- (f) and (g) The proposal does not involve any rear extensions
- (h) The extensions would be a single storey only.
- (i) The enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse but would not exceed the 3m eaves height restriction.
- (j) The enlarged part would extend beyond a side wall of the original dwelling house and would have a single storey only, it would not exceed the 4m height restriction (proposed height would be 3.8m maximum) and the proposed width would not be greater than half the width of the original dwellinghouse.
- (k) No verandahs, balconies or raised platforms, antennae, flues, pipes or chimneys are proposed.

A.2 The dwelling does not lie within a conservation area

## **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 would fall within the relevant criteria of the Order and the certificate should be granted.

## **RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 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.**