

Committee Date	11.07.2024	
Address	7 The Gardens Beckenham BR3 5PH	
Application Number	23/03701/PLUD	Officer - Neilide Griffin
Ward	Beckenham Town and Copers Cope	
Proposal	Loft conversion with hip to gable end, rear dormer with juliet balcony and 2 rooflights in front roof slope PROPOSED LAWFUL DEVELOPMENT CERTIFICATE	
Applicant	Agent	
Mr James Roche And Mrs Rachel Roche	Smart Skills Ltd	
7 The Gardens Beckenham BR3 5PH	27 Kimberley Avenue Ilford IG2 7AR	
Reason for referral to committee	Councillor call in	
	Call in	Yes – Councillor Tickner Wide local concern that a full application would be needed.

RECOMMENDATION	Proposed Use/Development is Lawful
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<p>KEY DESIGNATIONS</p> <p>Area of Deficiency in Access to Nature Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control Views of Local Importance</p>
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Land use Details		
	Use Class or Use description	
Existing	Single Dwellinghouse (C3)	
Proposed	Single Dwellinghouse (C3)	35 sqm GIA added

Representation summary	Letters to neighbours were sent out on the 28.09.2023.	
Total number of responses	15	
Number in support	2	
Number of objections	13	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development falls within the scope of Classes B and C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. LOCATION

- 2.1 The application site comprises of a two-storey semi-detached dwelling on the northern side of The Gardens, Beckenham.
- 2.2 The property is not a Statutory or Locally Listed Building, nor does it lie within an area of special designation.

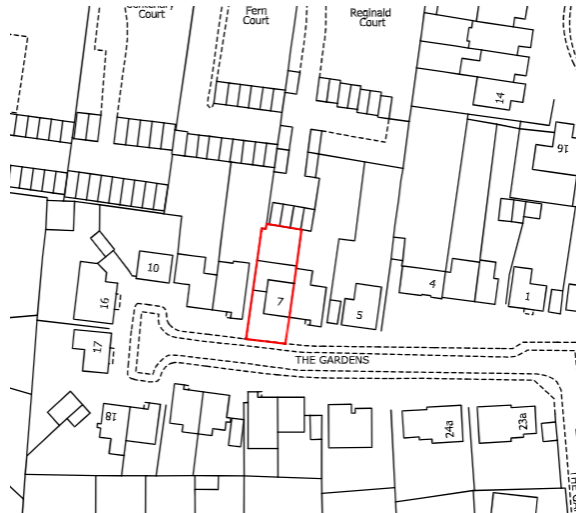


Figure 1: Site location plan



Figure 2: Photograph of host dwelling (with existing side dormer)

3. PROPOSAL

- 3.1 The application seeks a Lawful Development Certificate for a loft conversion with a hip to gable end, rear dormer with Juliet balcony and 2 no. rooflights in the front roofslope.



Figure 3: Existing front and rear elevations



Figure 4: Existing side elevations



Figure 5: Proposed front and rear elevations

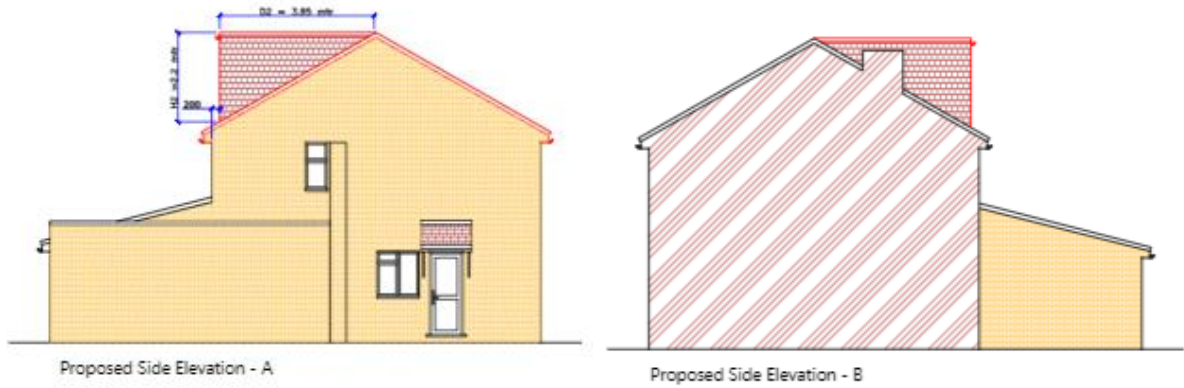


Figure 6: Proposed side elevations

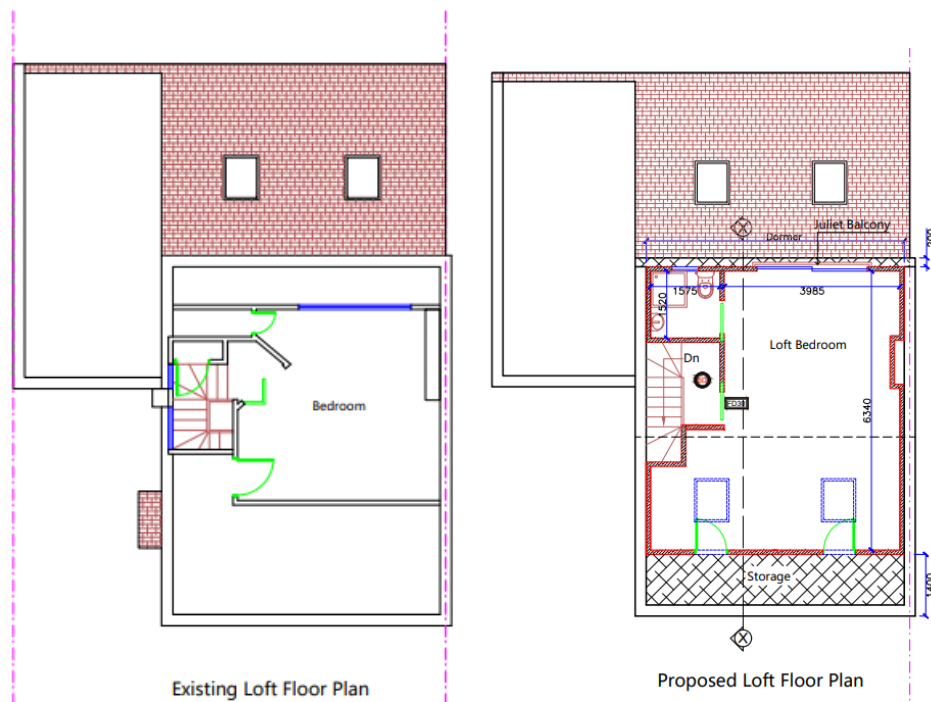


Figure 7: Existing and proposed loft floor plan

4. RELEVANT PLANNING HISTORY

- 4.1 Planning permission was granted under reference 18/02137/FULL6 for the Demolition of existing garage to rear, and erection of a single storey side/rear extension to include new garage.
- 4.2 The existing loft conversion appears to have been constructed in 1970 under the Building Regulations (building regulations approval was granted on 3rd December 1970).

5. CONSULTATION SUMMARY

- 5.1 While there is no statutory requirement to consult third parties on an application for a Lawful Development Certificate, neighbouring residents were notified of the submission of the application.
- 5.2 Representations were received expressing concerns over the design of the development and the impact of the proposal on neighbouring and visual amenity. Representations were also received expressing support for the proposals.

6. POLICIES AND GUIDANCE

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

7. ASSESSMENT

- 7.1 Class B and C Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (as amended) permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, subject to the criteria set out within the Order. The loft conversion with hip to gable end, rear dormer with Juliet balcony and 2 rooflights in front roof slope would fall under Class B and C and are considered to be permitted development for the following reasons outlined in the subsequent paragraphs.
- 7.2 The property is a single dwellinghouse and has not benefitted from any change of use under class M, N, P or Q.
- 7.3 The dwelling does not lie within a Conservation Area.
- 7.4 No part of the proposal will exceed the height of the highest part of the existing roof.
- 7.5 The proposal will not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- 7.6 The resulting volume of the proposed roof alterations and rear dormer extension falls within 50 cubic meters allowed in the case of a semi-detached dwelling (the combined cubic volume of the hip to gable and rear dormer extensions would be approx. 39.27 cubic metres).
- 7.7 The proposal does not consist of or include: (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe. While the proposal includes a

Juliet balcony window, enclosed by railings, the window would be flush to the rear elevation with no usable platform and would not therefore be classified as a balcony for which planning permission would be required.

- 7.8 The proposed materials match that of the existing dwellinghouse, with the rear dormer being tile-hung.
- 7.9 The eaves of the original roof will be maintained to the front and rear elevation, with the hip to gable side roof extension being a continuation of the first floor flank elevation below.
- 7.10 Regarding the rear dormer extension, the edge of the enlargement closest to the eaves of the original roof would be greater than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.
- 7.11 The proposal ensures that no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse. The hip-to-gable conversion will see the enlargement extending beyond the outside face of the external wall of the existing side dormer. However, this existing roof extension was constructed in 1970 and forms part of the 'existing' dwellinghouse, as opposed to the 'original' dwellinghouse.
- 7.12 The front rooflights will not protrude more than 0.15 metres beyond the plane of the slope of the original roof.
- 7.13 Having regard to the above, the proposed development would satisfy the criteria of Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

8. CONCLUSION

- 8.1 On the basis of the information presented before the Council it is considered that the development would fall within the relevant criteria of the Order and it is therefore recommended that the Lawful Development Certificate for the proposed development be granted.
- 8.2 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: Proposed Use/Development is Lawful

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