

SECTION '2' – Applications meriting special consideration

Application No : 10/02659/FULL6

Ward:
Darwin

Address : 23 Hazelwood Road Cudham Sevenoaks
TN14 7QU

OS Grid Ref: E: 544628 N: 161448

Applicant : Mr B Edge

Objections : YES

Description of Development:

Front, side and rear extensions. Front porch. Addition of first floor incorporating front and rear dormers to form two storey house.

Key designations:

Special Advertisement Control Area
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

- The application is to reconfigure and extend the existing dwelling to form a two storey detached dwelling.
- The proposal includes infilling between the existing dwelling and detached garage and the formation of a first floor over this infill, part of the existing single storey rearward projection and the garage.
- The first floor accommodation is contained within the roof space with four dormer windows to the front and three to the rear with a small first floor extension to the rear.
- The existing dining room and bathroom are to be removed to provide a traditional shaped dwelling with a part one/two storey rearward projection
- The proposed extensions result in a property measuring approximately 16 metres in width and 6.5 metres in height. The proposal incorporates a number of roof designs with the main roof being a barn style roof, a small hipped porch roof and dual pitched dormers and rearward projection.

Location

- The application site is located to the south east of Hazelwood Road and is currently a detached bungalow with accommodation within the roof space and a detached garage to the side.
- The site lies within the Metropolitan Green Belt but is in a small residential enclave with Cudham Lane North to the east and Downe Avenue to the west.
- Hazelwood Road is comprised of mainly detached family dwellings, some of which are modest, some of which have been extended to provide large detached dwellings.

Comments from Local Residents

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

- only one garage, could result in problems with parking and allow for 5th bedroom;
- windows and rendering not in keeping with surrounding semi-rural properties.

Planning Considerations

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

- G4 Extensions and Alterations to dwelling houses within the Green Belt
- BE1 Design of New Development
- H8 Residential Extensions

London Plan Policy 3D.9 - Green Belt

PPG 2 Green Belt

Planning History

- 73/02394 – Refused – Demolition of detached garage and outhouse and erection of detached chalet bungalow and detached double garage, garage and store.
- 75/00108 – Refused – Detached 2 bedroom bungalow and garage.
- 75/01668 – Permission – Demolition and erection of detached 2 bedroom bungalow.
- 78/01476 – Refused - Single storey side and rear extensions to detached chalet bungalow on land adjacent (OUTLINE)
- 78/01717 – Permission – External brick skin to existing detached bungalow.
- 80/00006 – Permission – Single storey extensions and garage
- 81/01338 – Permission – Dormer extensions and single storey rear extension.
- 10/00057 – Refused – Side and rear extensions, front porch. Addition of first floor incorporating front and rear dormers to form 2 storey house.

Conclusions

The main issues relating to the application are whether the proposed development would constitute appropriate development within the Green Belt and, if not, whether very special circumstances exist, and the effect that it would have on the visual amenity and openness of the area.

The previous application was refused on the following ground:

The site is located within the Green Belt and the proposal would result in an unacceptably disproportionate addition to the original building. No very special circumstances exist to warrant setting aside normal policy requirements and as such, the extension would constitute inappropriate development detrimental to the openness and visual amenities of the Green Belt, contrary to Policy G4 of the adopted Unitary Development Plan and central government guidance contained in PPG2 'Green Belts'.

The application has been reduced to provide a smaller percentage increase over the existing property.

National policy, contained within Planning Policy Guidance Note 2: Green Belts (PPG2), contains a presumption against inappropriate development. The guidance identifies development that would be appropriate. The extension of dwellings is appropriate providing it does not result in disproportionate additions over and above the size of the original building. Inappropriate development should not be approved unless there are very special circumstances so that the harm caused is clearly outweighed by other considerations. It is for the applicant to show why permission should be granted. In this case, it is argued that the revised proposal for a smaller and more in keeping extension, by virtue of its location to the existing settlement and its relationship with both existing and proposed surrounding built form, can wholly support the minimal form of development proposed. The applicant accepts that the property lies within the Green Belt but argues that the proposal provides a dwelling which is appropriate to the location and respects the character and appearance of the locality.

The house has been extended in the past and it is estimated that the current proposal would result in about a 300% increase in floor area over the original dwelling. However, a large amount of this currently exists. The proposal represents an approximate 50% increase over what is existing. This increase would be in excess of that permitted under the terms of Unitary Development Plan (UDP) policy G4. Among other things, this seeks to limit extensions to dwellings in the Green Belt so that the increase in floor area over the original dwelling is no more than 10%. The applicant argues that the proposal is in keeping with other forms of development in the surrounding area. A number of properties in Hazelwood Road have been extended well over the 10% allowance as indicated in Policy G4. Properties 7 and 25 Hazelwood Road have been extended over 200% over the original dwelling with a number of other properties being replaced or extended over the 10% allowance in this particular road. Hazelwood Road is adjoined on either side by other residential roads and is therefore unlikely to have a substantial impact on the open character of the Green Belt. However, the site remains

designated as Green Belt and any proposal should be assessed against the relevant policies.

The effect on openness is a function of the physical presence of development. The overall height and bulk of the extended dwelling may be considered to result in an inappropriate form of development within the Green Belt. Members may consider that whilst the proposal is in excess of the percentage increase allowed in Policy G4, the site would benefit from reconfiguration to provide a more complete and aesthetically pleasing dwelling than currently exists. However, Members are also asked to consider whether the current proposal has been adequately reduced from the previous scheme to address the grounds of refusal or whether the overall bulk of the proposed dwelling remains harmful to the open character of the Green Belt.

Given all of the above it is considered that the proposal would constitute inappropriate development in the Green Belt and whilst special circumstances have been submitted, the proposal is not considered to have adequately addressed the previous grounds of refusal. The requirements of PPG2 and UDP saved policy G4, which seek to protect the character of the Green Belt, would not be met.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00517, 09/01210, 10/00057 and 10/02659, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The site is located within the Green Belt and the proposal would result in an unacceptably disproportionate addition to the original building. No very special circumstances exist to warrant setting aside normal policy requirements and as such, the extension would constitute inappropriate development detrimental to the openness and visual amenities of the Green Belt, contrary to Policy G4 of the adopted Unitary Development Plan and central government guidance contained in PPG2 'Green Belts'.

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