

SECTION '2' – Applications meriting special consideration

Application No : 10/03126/FULL6

Ward:
Darwin

Address : 140 Cudham Lane North Cudham
Sevenoaks TN14 7QS

OS Grid Ref: E: 544540 N: 161222

Applicant : Mr And Mrs Digman

Objections : NO

Description of Development:

Detached single storey double garage to front

Key designations:

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

Proposal

Permission is sought for a detached double garage which will be sited approximately 5m to the east of the main house within the front garden area. The garage will rise to a maximum height of 4m and will maintain a prominent 'cat slide' design. The structure will comprise of a traditional oak frame and incorporate clay roof tiles.

Location

The application site is situated within the Metropolitan Green Belt at the end of a line of residential ribbon development. The surrounding area is fairly rural and open in character. The property incorporates a substantial curtilage with the main dwelling situated approximately 50m away from the highway. The front garden area is relatively open with views available to the side and rear of the main dwellinghouse.

Comments from Local Residents

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

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 (design and layout of new development) and G4 of the Unitary Development Plan (dwellings in the Green Belt) apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design and to preserve the character and openness of the Green Belt in respect of residential development.

Planning History

Under ref. 07/00051, planning permission was granted for a two storey side extension and roof alterations together with a front dormer to enable accommodation to be provided within the roofspace. This permission was partly justified on the basis that the proposal involved the demolition of existing structures close to the dwelling.

Conclusions

The main consideration in this case relates to the impact of the development with regard to the character and openness of the Green Belt.

In terms of residential development in the Green Belt, development within the curtilage of a dwellinghouse (i.e. where this is sited within 5m of an existing main house) is inappropriate by definition and may only be permitted where very special circumstances have been demonstrated. Policy G4 of the Unitary Development Plan sets out the criteria whereby residential development in the Green Belt may be acceptable, including where the net increase in the floor area over that of the original dwellinghouse is no more than 10% (as ascertained by external measurement). The Policy seeks to ensure that there is no incremental harm to the Green Belt by excessive subsequent extensions to dwellings within the Green Belt or MOL that collectively may jeopardise the open nature of the countryside, or other open land.

In this case, the application dwelling has been substantially extended with planning permission having been granted in 2007 (under ref. 07/00051) for a two storey side extension and a front dormer. Whilst it is recognised that the proposed structure will be of a design sympathetic to the main dwelling and will incorporate traditional design and materials, given the substantial enlargement of the dwelling which has already taken place, any further development would result in a disproportionate addition to the original dwelling and would, by definition, constitute inappropriate development within the Green Belt. The structure would serve to undermine the openness of the Green Belt, particularly in view of the open nature of the surrounding area, and its prominence within the front garden area.

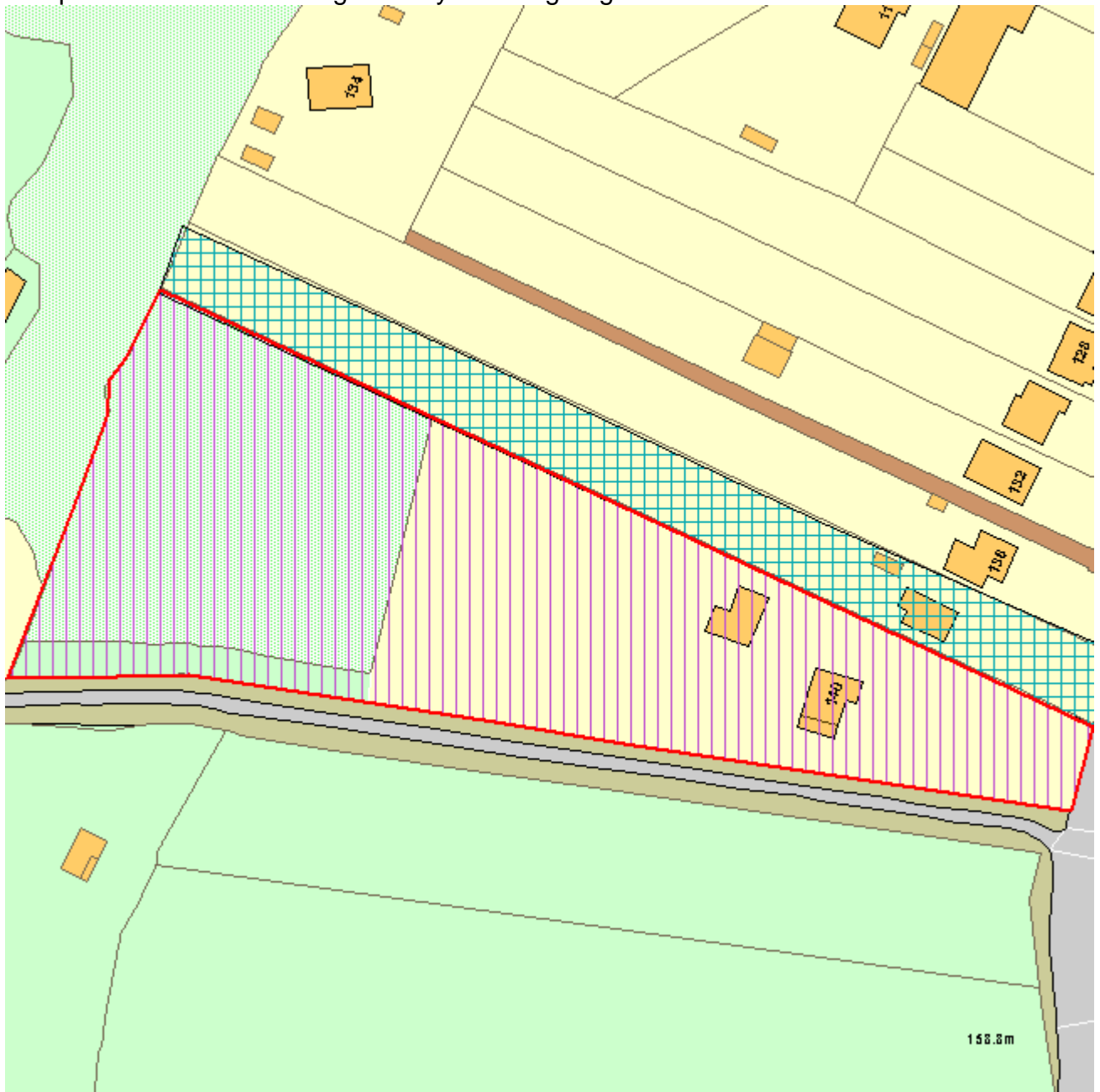
Background papers referred to during production of this report comprise all correspondence on files refs. 07/00051 and 10/03126, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal would result in an overdevelopment of the site, given its Green Belt location and the fact that the property has already been significantly extended, and no very special circumstances exist to justify this development which would be inappropriate development in the Green Belt and undermine the openness of the area, contrary to Policy G4 of the Unitary Development Plan and national Planning Policy Guidance 2 – ‘Green Belts’.

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