

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 10/03475/FULL1

Ward:
Darwin

Address : Meadow View Blackness Lane Keston
BR2 6HL

OS Grid Ref: E: 541609 N: 162686

Applicant : Mr And Mrs Ian Andrews

Objections : YES

Description of Development:

Replacement detached single storey dwelling with accommodation in roofspace.

Key designations:

Green Belt

Proposal

This proposal is for the construction of a new dwelling at this site. Permission was previously granted by the Council for extensions to the previous dwelling but during the course of building works the existing dwelling has been recently demolished. This application has subsequently been submitted to regularise the situation and proposes a building which will be identical to that which would have resulted from the previously approved extensions, the only difference being that the rooms in the roofspace have been slightly enlarged and the internal layouts tweaked (none of which has altered the external envelope or elevations of the resulting dwelling).

Location

The site was occupied by a detached bungalow within the Green Belt, and is situated on the western side of Blackness Lane, with residential properties located to the north and south. Blackness Lane itself is a narrow country lane with residential development alongside.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and two responses were received. One representation suggests that it would have been ideal to move the dwelling within the site away from Little Acre to create an improved sense of

openness and views, however notes that works are already underway and requests that the same conditions are imposed as previously.

The other letter objects to the proposal noting that the demolition applied for has already taken place, and raises concerns about the scale of the proposal and that it would dominate the plot and reduce openness and not accord with Green Belt policy. Comment is also made that a hedgerow has already been removed and consideration should be given to the prevention of any further environmental harm.

The Highways Engineer has no objection to the proposal subject to conditions

Thames Water has no objection

Planning Considerations

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

- G1 The Green Belt
- G5 Replacement Dwellings in the Green Belt
- BE1 Design of New Development

PPG 2 Green Belts

In particular Policy G5 states that where a building is in residential use the Council will permit a replacement dwelling providing that the resultant dwelling does not result in a net increase in floor area compared with the existing dwelling, and that the new dwelling does not harm visual amenities or the open or rural character of the locality.

Planning History

The former property had been previously extended, under ref. 69/1957 to form a double garage to the front of the property. Following this in 1971 a single storey side extension was permitted for a utility room. In 1972 an application for a single storey extension to the side of the property to form a dressing room, play room and billiards room was refused. However, this was permitted at appeal as the Inspector concluded that the extension could not be seen from the front of the property as the existing garage blocked the view, and therefore the Inspector did not feel that the extension impacted on the openness of the Green Belt. Then in 1973 permission was granted for front, side and rear dormers and bay windows to the playroom and dining room.

Permission was refused under planning ref. 07/03885 for a ground floor side and rear extension and elevational alterations to front and side bays, enlargement of roof to incorporate rear dormer with balcony with enlarged first floor accommodation area, plus raised paving area to rear and subsequently dismissed at appeal. The application was refused on the following ground:

The property is situated within the Green Belt and the cumulative impact of the proposed extension together with the previous addition would result in inappropriate development, harmful to the openness and character of the Green Belt contrary to Policy G4 of the Unitary Development Plan regarding development, alterations or conversions in the Green Belt

The Inspector was concerned that the "replacement of the pyramidal roof and its modest dormers with a complex and much larger roof combining a new pitched and hipped section crossing the partly retained pyramidal roof and a very large gable-shaped rear dormer and balcony would fill much more of the remaining space above ground floor level around the dwelling. Presently the chalet complements the spacious nature of this very varied ribbon of bungalows and two storey houses on deep but relatively narrow large plots. The roof form proposed would dominate the plot and remove much of the remaining sense of openness. The rural character of the area would be harmed and the form and look of the dwelling would be much changed from all aspects".

Permission was subsequently granted at committee on 4th February 2010, subject to conditions, for application ref. 09/03348 for "Ground floor side and rear extension, alterations to front and side bays. Enlargement of roof to incorporate front and rear dormers with enlarged first floor accommodation area. Raised covered verandah at rear with associated balustrade and steps."

It should be noted that the resulting dwelling from this permitted application is identical to that proposed in this current application, the only difference being that the rooms in the roofspace have been slightly enlarged and the internal layouts tweaked (none of which has altered the external envelope or elevations of the resulting dwelling). The previous permission and its outcome are therefore strong material planning considerations in this case.

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.

To overcome the Inspectors concerns with regards to openness and character of the Green Belt, the bulk of the roof of the proposed dwelling will retain the appearance of the previous bungalow from the front, and changes to the roofline will be restricted to the rear of the property.

For the recently permitted extensions, it was considered that the removal of the garage at the front of the property would have a positive impact on the Green Belt in terms of openness and character which was sufficient to compensate for the additional built development which increases the bulk of the roof to the rear of the property and includes pitched roofs on the flank elevations when compared to the previous dwelling. It was also accepted that the exchange of some areas of floor space for others may not be unreasonable where living accommodation is rationalised.

There will be some impact to both neighbouring properties in terms of visual impact. Objections have been received from "Little Acre" which is located to the south of the site. When the Inspector considered these concerns previously he stated that "the change from a flat roof to a pitched roof may be unwelcome and the increased height of the central section of the proposal would also be apparent to them. However, given the separation remaining and despite the slight fall in the land from north to south as well as east to west here, I do not consider that those effects would on their own have been so harmful as to make the proposal unacceptable".

The overall bulk of the proposal will affect the openness and character of the Green Belt and it is therefore necessary to consider whether there are any very special circumstances to justify the grant of permission. As indicated previously, the removal of the garage will reduce the overall increase in floor space and the increase in the roof bulk to the rear of the property will ensure that it does not cause harm to the street scene. Consequently, the principal issue is the amount of development proposed given the usual policy limit set out in Policy G5. On balance, taking into account the previous permission and the fact that the increase in floorspace and volume has been previously considered to be acceptable, it is recommended that this proposal be permitted.

Background papers referred to during production of this report comprise all correspondence on files refs. 07/03885, 09/03348 and 10/03475, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
 ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
 ACC01R Reason C01
- 5 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 6 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: In the interests of the openness and character of the Green Belt and the area in general with regard to Policies G1, G5 and BE1 of the Unitary Development Plan.

- 7 No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in any elevation(s) or the roofslopes of the dwelling hereby permitted, without the prior approval in writing of the Local Planning Authority.
 ACI17R I17 reason (1 insert) BE1
- 8 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

G1 The Green Belt

G5 Replacement Dwellings in the Green Belt

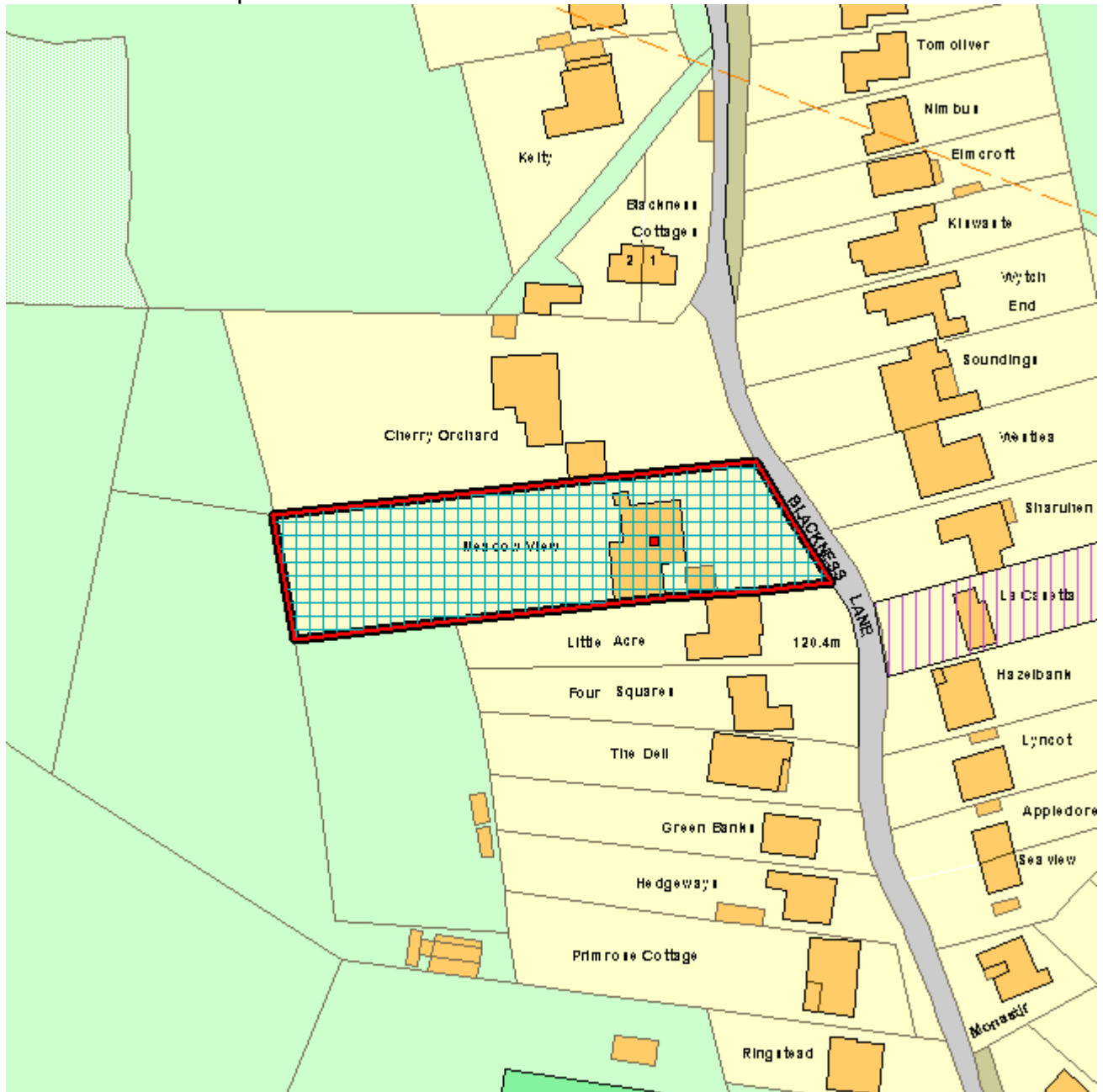
BE1 Design of New Development

PPG 2 Green Belts

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