

SECTION '2' – Applications meriting special consideration

Application No : 11/00360/FULL6

Ward:
Darwin

Address : Green Gates High Elms Road Downe
Orpington BR6 7JN

OS Grid Ref: E: 543246 N: 161722

Applicant : Mrs Clark

Objections : NO

Description of Development:

Single storey side extension and roof alterations including front and rear dormer extensions. Elevational alterations

Key designations:

Conservation Area: Downe Village
Areas of Archeological Significance
Special Advertisement Control Area
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Proposed World Heritage Site

Proposal

The host dwelling is an existing single storey bungalow. The proposal comprises a single storey side extension which would project 4.2m sideward beyond the southern elevation and incorporate a bay window to match the host property. The existing left-hand bay at the front would be adapted to form a new entrance. Additional accommodation would be provided within the existing roof area to provide an additional bedroom and single dormers would be constructed along the front and rear roof slopes.

Location

The application site in Downe Village, a rural Settlement within the Metropolitan Green Belt.

The application property forms part of a linear development fronting the western side of High Elms Road. The site forms a corner plot at the junction of High Elms

Road and a narrow cul-de-sac serving part of the residential at Weller Place. The site is also located within the Downe Village Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time that this report was compiled no representations had been received.

Comments from Consultees

The Advisory Panel for Conservation Areas did not raise any objection in principle.

Additional information has been sought by the Highways Engineers in relation to the proposed parking on the site. Members will be notified of any updates in relation to this.

Planning Considerations

Policies BE1 (Design of New Development), BE11 (Conservation Areas), H8 (Residential Extensions) and G4 (Dwellings in the Green Belt) of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design and to safeguard the overall character and amenities of the area, including the character and openness of the Green Belt and preventing inappropriate development.

Paragraph 3.4 of the Downe SPG advises that “all proposals for new development to conform with the general character of the conservation area, especially in regard to the scale and height of construction, location within a plot (where material), design and materials used. It is hoped that all improvement works will take account of the character of the buildings and alter them as little as possible.”

Development within the Downe settlement is also constrained by the Green Belt designation which encompasses the entire area. Paragraph 3.1 explains:

“Protected by the Green Belt, Downe is still an isolated settlement. There has been little growth in the village since 1939 and it is still possible to appreciate the form of an agricultural settlement of the turn of the 19th century.”

Planning History

Under ref. 10/02358 a proposal involving single storey side extensions and roof alterations including two front and rear dormer extensions was refused on the following grounds:

The proposed extension would constitute inappropriate development and by virtue of its size and location, have a detrimental impact on the visual amenity and openness of the area and be contrary to Policy G4 of the Unitary Development Plan regarding development, alterations or conversions in the Green Belt, and PPG2 – ‘Green Belts.’

The proposed extension would, by reason of its size, bulk and location, harm the character and appearance of the Downe Conservation Area, and would therefore be contrary to Policies BE1, BE11, H8 and H9 of the Unitary Development Plan and the Supplementary Planning Guidance for the Downe Conservation Area.

Conclusions

The main issues relating to the application are the effect that it would have on the openness of the Green Belt, and on the character and appearance of the Downe Conservation Area.

In comparison to the refused 2010 application, the floor area of the proposed extension has been reduced from 104 sq metres (representing an increase of 125% of the original floor area) to 49.55 sq metres (representing an increase of 60% of the original floor area). Whilst this exceeds to the 10% figure set out in Policy G4, Members should note that much of this additional floor area will be within the existing roof area where two relatively small dormers will be added (excluding the roof accommodation the overall increase will be 23.5 sq metres ~ 29% increase in floor area). Taking into account its design, siting and overall bulk, and position relative to the overall site it is not considered that the proposed extension will harm the character and openness of the Green Belt. Furthermore, a generous separation will be maintained between the extended dwelling and the flank boundaries and surrounding properties. Members may consider this suitable circumstances within which to allow an exception to the normal policy restrictions set out in Policy G4.

In considering the 2010 application it was deemed that the enlarged property would result in a much reduced separation between the building and the flank boundaries, thereby resulting in a cramped development in relation to the plot, at odds with local spatial and separation standards, to the detriment of the character and appearance of the Downe Conservation Area. Given the reduction in the overall size of the extension size and associated redesign it is considered that the proposed development will appear sympathetic within the area and preserve the character and appearance of the Downe Conservation Area. In addition, given its siting and relationship with neighbouring properties, it is not considered that neighbouring amenity will be significantly affected.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/02358 and 11/00360, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |

3 ACI02 Rest of "pd" Rights - Class A, B,C and E

Reason: To prevent an overdevelopment of this site and preserve the character and openness of the Green Belt in accordance with Policies G1 and G4 of the Unitary Development Plan.

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development

BE11 Conservation Areas

G4 Extensions/Alterations to Dwellings in the Green Belt or on Metropolitan Open Land

H8 Residential Extensions

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character and appearance of the Conservation Area;
- (d) the openness of the Green Belt,
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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