

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

Application No : 11/00595/PLUD

**Ward:
Bickley**

**Address : 8 Heath Park Drive Bickley Bromley BR1
2WQ**

OS Grid Ref: E: 542099 N: 168953

Applicant : Mr And Mrs Agarwal

Objections : YES

Description of Development:

3 rear dormer extensions

CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Former Landfill Site
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

- The proposal is to extend the roof to the rear to create a large dormer extension with three windows facing the rear and two roof lights to the front.
- The dormer measures approximately 9.2 metres in width, 4.3 metres in depth and 2.6 metres in height.
- The dormer is hipped to either side and each window has a small roof feature above it.
- The overall additional volume is a maximum of 46.89 cubic metres.

Location

- The application site is located to the north of Heath Park Drive and is a large detached family dwelling, similar to others in the surrounding area.
- The development to which this property belongs is relatively modern and consists detached properties, all of which are a similar size.

Comments from Local Residents

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

- not in keeping with house
- looks like a block of flats
- overdevelopment
- minimal changes to original which was refused
- impact upon visual amenities
- unsightly
- loss of privacy
- out of character with surrounding properties
- substantial change to current house
- substantial development already been permitted
- intrusive
- fascia wood does not match

Comments from Consultees

No external consultees were consulted in relation to this application.

Planning Considerations

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Schedule 2, Part 1, Class B and C of the General Permitted Development Order 1995 (as amended)

Planning History

Planning permission was granted for the original development to which this property belongs in 1987 under ref. 87/01967. A further similar application was then granted in 1988 under ref. 88/02025.

Planning permission was granted for a single storey rear extension and conversion of the garage in 2008 under ref. 08/03273.

Planning permission was granted for a single storey side/rear extension and part conversion of the garage in 2010 under ref. 09/02820.

Planning permission was refused for a rear dormer extension in 2010 under ref. 10/02999.

Conclusions

The application requires the Council to consider whether the extension would be classified as permitted development under Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Development is permitted by Class B as;

- no part of the dwellinghouse would, as a result of the works exceed the height of the highest part of the existing roof;
- no part of the development would extend beyond the plane of any existing roof slope which forms the principle elevation of the dwellinghouse and fronts a highway;
- the cubic content of the resulting roof space would not exceed 50 cubic metres;
- the proposal does not consist of or include a veranda, balcony, raised platform, chimney, flue or soil and vent pipe;
- the property is not in a conservation area;
- the materials used in any exterior work are similar in appearance to those used for the existing dwellinghouse;
- the enlarged part closest to the eaves is more than 20 centimetres from the eaves of the original roof; and
- no windows are proposed in the flank elevations.

Development is permitted by Class C as:

- the roof lights would not protrude more than 1500 millimetres beyond the plane of the slope of the original roof;
- the alterations are not higher than the highest part of the original roof;
- the alterations do not consist of or include solar photovoltaics or solar thermal equipment, a chimney, flue or soil and vent pipe; and
- the roof lights are not located to the flank elevations.

The application site was visited by the case officer and it was confirmed that the proposal would fall within permitted development tolerances and the Certificate should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03273, 09/02820, 10/02999 and 11/00595, excluding exempt information.

RECOMMENDATION: CERTIFICATE BE GRANTED

- 1 The proposed development is permitted by virtue of Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

INFORMATIVE(S)

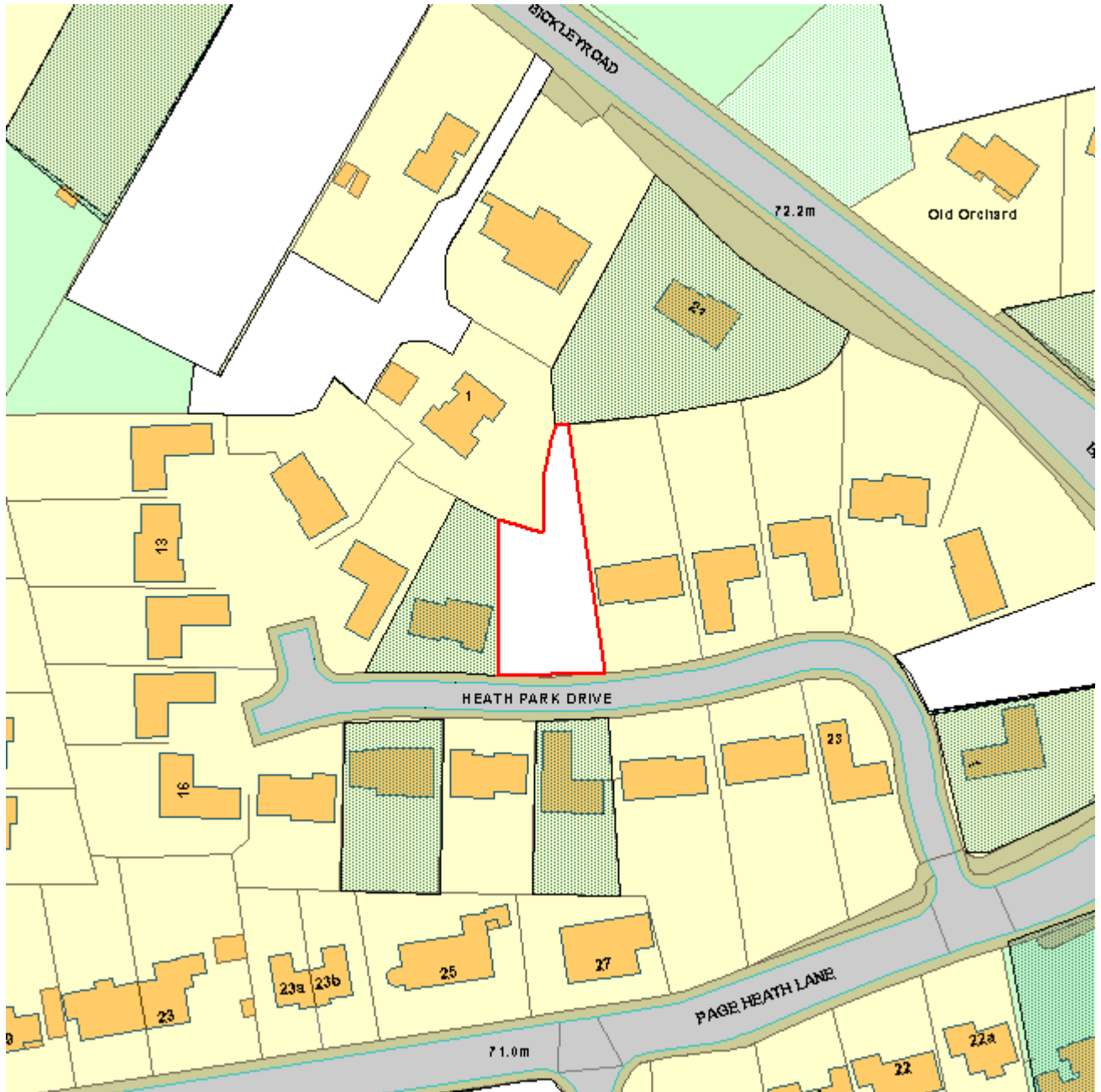
- 1 The applicant should be aware that this certificate is for alterations to the roof only and any other development should be applied for separately.

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CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



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