

SECTION '2' – Applications meriting special consideration

Application No : 11/00388/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:

Single storey side extension. First floor rear extension. Front and rear dormer extensions, alterations to roof and elevational alterations.

Key designations:

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

Proposal

- The proposal is for the extension and re-configuration of the existing property to form a dormer bungalow with two storey rearward projection and single storey garage to the side.
- The proposal involves the removal of two separate single storey structures to the rear and half of the existing double garage. It also includes altering the roof to form a quarter hip as opposed to a full gable.
- The front dormer is to be removed and replaced with two smaller dormers with pitched roofs.
- A small infill extension will link the garage to the main dwelling with a pitched roof over.
- A first floor rear extension will provide an additional bedroom and bathroom to the first floor.
- This application is a revised scheme to the previous refused application which was also dismissed at appeal.

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 larger detached dwellings.

Comments from Local Residents

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

- current proposals more acceptable
- overcome concerns relating to number of cars at property
- suggest windows are not white

Comments from Consultees

No consultees were consulted in relation to this application.

Planning Considerations

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

BE1 Design of New Development
 G4 Extensions and Alterations to dwelling houses within the Green Belt
 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.
- 10/02659 – Refused - Front, side and rear extensions. Front porch. Addition of first floor incorporating front and rear dormers to form two 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 two applications were 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 proposal has been reduced to provide a smaller percentage increase over the existing property. The proposal now has a percentage increase of approximately 120% over that of the original dwelling. However, the existing dwelling is approximately 110% over that of the original dwelling and the current plans show a proposed increase in floor area of under 10 square metres. The footprint of the property has been reduced in its re-configuration with more floor area being proposed at first floor.

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 existing property has a percentage increase of over 110% over the original dwelling and it is therefore unlikely that any further significant development will be acceptable. The proposal is significantly improved from the previous scheme and

proposes a development which is reduced in bulk when viewing it from the front. An increase in the floor area of under 10 square metres is, in this case considered to be minimal and the appearance of the dwelling is considered to be improved. The property as proposed is more compact and covers less of the plot and Members may consider that it is unlikely to have a harmful impact on the open character of the Green Belt. The applicants have significantly altered the scheme in order to address the previous refusal grounds and the concerns raised by the Planning Inspector. The current scheme has reduced the amount of physical development and appears to have addressed point 7 of the appeal decision which essentially requires any development to retain the openness of the Green Belt.

The proposal does not include any flank windows and the windows to the front and rear are not considered to result in a significant amount of overlooking. It is considered that the development is unlikely to have a harmful impact on light and the visual amenities of neighbouring properties are considered to be improved. Members may consider the design to be more in keeping with the surrounding properties and the character of the area in general.

Taking into account the changes made to the proposal including the minor increase in floor area, the reduced foot print and the improvement in design, Members may consider that in this case, very special circumstances exist in that the bulk of the building is concentrated into a smaller area, thereby opening up the Green Belt and reducing the impact on the open character of the area.

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.

as amended by documents received on 24.05.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACI01
ACI03R | Restriction of all "pd" rights
Reason I03 |
| 4 | ACK01 | Compliance with submitted plan |

Reason:

Reasons for granting permission:

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

- BE1 Design of New Development
- H8 Residential Extensions

G4 Extensions and Alterations to Dwelling Houses within the Green Belt

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the streetscene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the impact on the open character of the Green Belt.

and having regard to all other matters raised.

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