

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/00940/FULL6

Ward:
Cray Valley East

Address : Sunnybank Crockenhill Road Swanley
BR8 8EP

OS Grid Ref: E: 549435 N: 167157

Applicant : Mrs B Hearn

Objections : YES

Description of Development:

Veranda to front elevation, car port and garden shed
RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

This application seeks retrospective planning permission for the erection of two outbuildings forward of the principal elevation and an extension to the principal elevation comprising a veranda.

The two outbuildings consist of a car port and a garden shed, located to the western boundary and are of a wooden construction. Both are in excess of 5 metres from the dwelling. The car port allows for the parking of two vehicles and measures 4.9 metres in width, between 2.15 metres and 2.9 metres in height and 4.6 metres in depth with a pitched roof sloping upward from front to rear.

The garden shed is positioned adjacent to the car port with a slight separation to the western boundary and abutting the northern boundary onto Crockenhill Road. This structure measures 3.7 metres in width, between 2.1 and 2.4 metres in height and 2.45 metres in depth with a pitched roof sloping down from front to rear.

The veranda is of an open timber construction with balustrades to the front and side with a pitched roof and runs the full width of the dwelling, some 12 metres. This structure projects 1.9 metres from the front elevation with a height of between 1.9 metres and 2.75 metres. The floor level is raised 0.5 metres from ground level with centrally positioned steps leading to the

Location

The application site is located to the southern edge of Crockenhill Road near to Crouch Farm and a short distance to the east of the site is the Borough boundary. The site features a detached two storey dwelling with a gated entrance and high planting to the boundary with Crockenhill Road. The application site is within the Green Belt.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. Two letters of representation were received, which can be summarised as follows:

- The residents of Chimney Corner object on the grounds that no exceptional circumstances have been demonstrated to justify further encroachment upon the Green Belt.
- The resident of Filmer House does not object on the proviso that no further development be undertaken.

Comments from Consultees

None

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
G1 The Green Belt
G4 Dwellings in the Green Belt or on Metropolitan Open Land

Also of consideration are policy 3D.9 (Green Belt) of the London Plan and Planning Policy Guidance 2: Green Belts

Planning History

Of particular relevance to this application is application reference 83/00093 which granted permission for a two storey side and rear extension with dormer extensions and a porch.

Enforcement action is currently pending (reference 11/00112/OPDEV) for the development subject to this application.

Conclusions

The main issues for consideration in this case will be the impact of the proposed front extension and two outbuildings upon the character and openness of the Green Belt and the impact of the proposal to the amenities of neighbouring residents.

Aerial photos from 2006 show that neither of the outbuildings were erected and the veranda had not been constructed. As of 2010, aerial photos show the veranda to be in place and two structures are present on the site of the current car port and shed, although it is difficult to ascertain whether they are indeed the same structures or not.

Documents show that the previous porch that was replaced by the current veranda was permitted in 1983 with the same forward projection but a far smaller footprint. At the same time a two storey side and rear extension was undertaken, which involved the enlargement of the roof space for accommodation.

It is estimated from the original drawings contained with application 83/00093 that the extensions of 1983 represented an increase of some 57 square metres over the 102 square metres of the original dwelling, or 56% over the original floor area.

Although it is considered that the presence of the veranda does not detract from the openness of the Green Belt and is not out of character with the host dwelling, it does substantially exceed the tolerances of policy G4 which states the net increase in floor area over that of the original dwelling may be no more than 10%. The veranda adds a further 22.8 square metres to the property, representing an increase of some 22% over the floor area of the original dwelling and a cumulative increase of 78% over the original floor area. As such it is considered that this extension is contrary to policy G4.

The two outbuildings are located to the north-west of the application site with large trees to Crockenhill Road and planting to the western boundary. It is therefore considered that their presence is not detrimental to the openness or character of the Green Belt. However, their use is considered to be inappropriate by definition with policy G1 stating that new buildings within the Green Belt will be considered inappropriate unless they are for the following purposes:

- (i) agriculture and forestry (unless permitted development rights have been withdrawn);
- (ii) essential facilities for outdoor sport and outdoor recreation and open air facilities and other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
- (iii) limited extension, alteration or replacement of existing dwellings;
- (iv) limited infilling or redevelopment in accordance with the guidance in PPG2 Annex C within the designated major developed sites at Biggin Hill Airport and Cheyne Centre, Woodland Way, West Wickham.

Neither building is used for any of the above purposes and it is therefore necessary for the applicant to demonstrate that very special circumstances exist to warrant permission being granted. No argument has been presented arguing that such

circumstances exist to justify this inappropriate development being permitted and as such it is considered that the two outbuildings are contrary to policy G1.

It is therefore recommended that Members refuse the application on the grounds that the veranda extension represents an unacceptable enlargement to the original dwelling in conjunction with previous extensions, and that the two out buildings are inappropriate development for which no very special circumstances have been demonstrated.

Background papers referred to during production of this report comprise all correspondence on file reference DC/11/00940, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

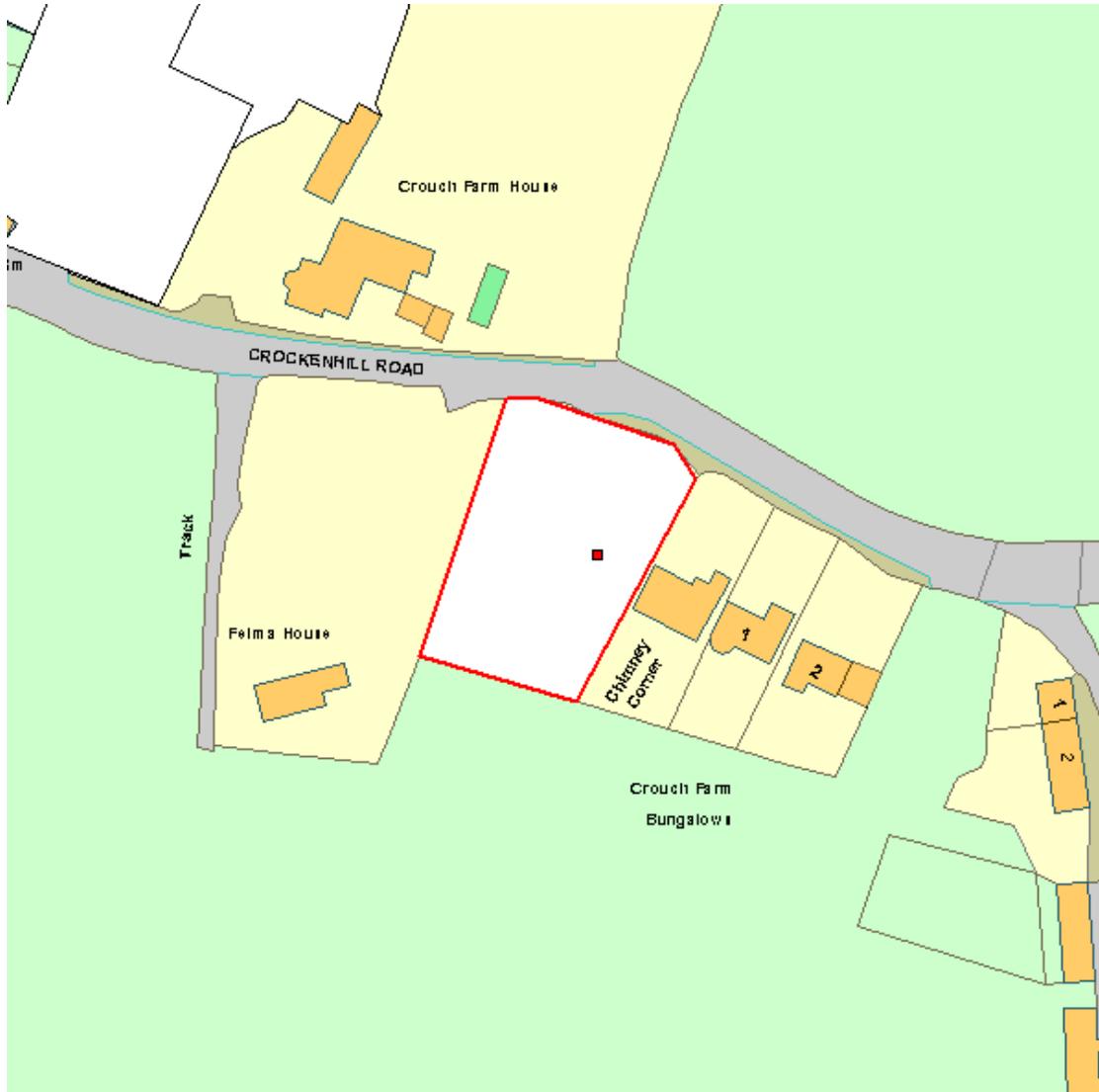
The site is located in the Green Belt wherein there is a presumption against inappropriate development and the Council sees no very special circumstances which might justify the grant of planning permission as an exception to Policy G1 of the Unitary Development Plan or PPG2 'Green Belts'

The proposed front extension, by reason of the additional floor area created, would result in an unacceptable enlargement over the original dwelling contrary to Policy G4 of the Unitary Development Plan and Central Government Guidance contained in PPG2 'Green Belts'.

FURTHER RECOMMENDATION:

Enforcement Action be authorised to secure the removal of the unauthorised extension and

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