

APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

19th January 2024

Site Address:

6 Hanbury Drive

Biggin Hill

TN16 3EN

This application is for a certificate of lawfulness for a proposed single storey rear extension and alterations at 6 Hanbury Drive, Biggin Hill TN16 3EN.

This statement is accompanied by full existing and proposed plans and elevations illustrating the works that are proposed that have been prepared by Dominic Lamb Architects.

The application site comprises a detached dwelling of two storey design which comprises the original dwelling in its current form (the house which existed on the 1st July 1948) with the possible exception of a small single storey rear extension porch and store.

The house is located on the northern side of Hanbury Drive with the dwelling set back from the highway. As with the arrangement of the surrounding properties the house is orientated on a ~60 degree angle to Hanbury Drive.

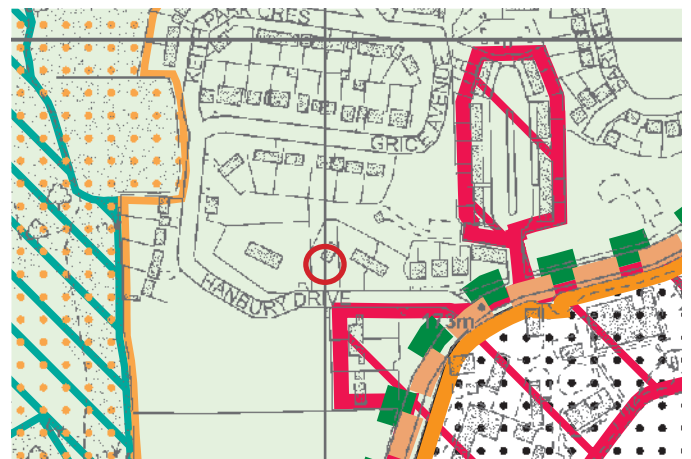


Aerial view of application site

The house is located in a plot size of generous proportions and is not served by any outbuildings at present.

In relation to site specific planning policies, the dwelling is positioned within the confines of the Green Belt and is located outside the Biggin Hill Airport Conservation Area. The dwelling is neither Locally or Statutory Listed and the site is not located within an Area of Outstanding Natural Beauty.

In addition, there are no article 4 directions that apply to Hanbury Drive or surrounding roads to preclude or reduce development rights afforded to the dwelling.



Extract from Bromley Local Plan Proposals map showing application site located within the Green Belt

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Existing front facade



Existing flank facade



Existing rear facade



Existing flank facade

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The application proposes to introduce a single storey 4 metre rear extension to serve the detached dwelling.

The proposed extension and alterations to the dwelling complies with the terms of Schedule 2, Part 1 of the General Permitted Development Order as follows:

Class A – enlargement, improvement or other alteration of a dwellinghouse

- (a) the dwellinghouse has **NOT** been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the proposed works would add a footprint of 34 sq.m to the rear of the property. This equates to less than 5% of the total area of the curtilage (excluding the ground area of the original dwellinghouse), substantially less than the permitted 50% coverage;
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would **NOT** exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would **NOT** exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would **NOT** extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) would **NOT** extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or
 - (ii) would **NOT** exceed 4 metres in height - the proposal has a height of 3.2m;
- (h) the enlarged part of the dwellinghouse would **NOT** have more than a single storey;
- (i) the enlarged part of the dwellinghouse would **NOT** be within 2 metres of the boundary of the curtilage of the dwellinghouse, therefore the height of the eaves of the enlarged part can exceed 3 metres;
- (j) the enlarged part of the dwellinghouse would **NOT** extend beyond a wall forming a side elevation of the original dwellinghouse;
- (k) it would **NOT** consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.

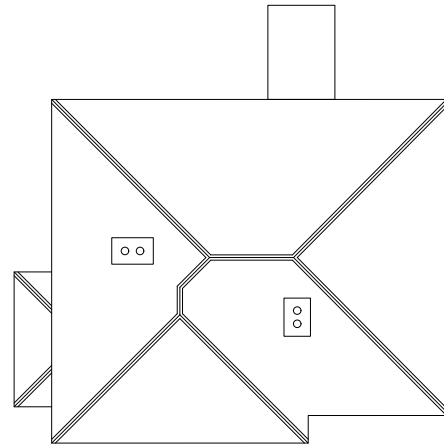
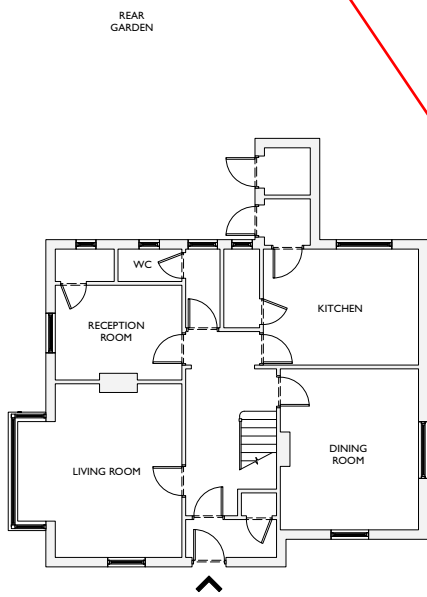
A.2 The dwelling house is not on article 2(3) land.

A.3

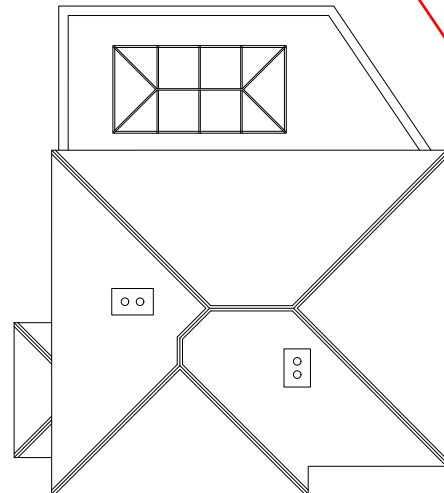
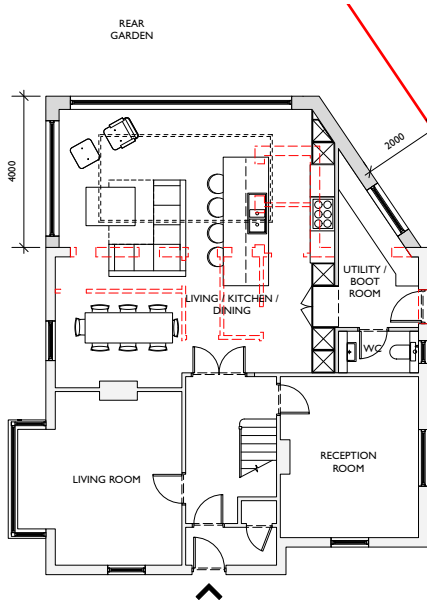
- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) **WILL** be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The above explains how the proposed rear extension is compliant with the General Permitted Development Order and therefore a Certificate of Lawfulness for a proposed use or development should be granted for the proposed works.

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Existing ground floor and roof plan (1:200@A3)



Proposed ground floor and roof plan (1:200@A3)



Existing rear facade (1:200@A3)



Proposed rear facade (1:200@A3)