

**Application No : 10/00308/FULL6**

**Ward:  
Farnborough And Crofton**

**Address : 9 Park Avenue Farnborough Orpington  
BR6 8LJ**

**OS Grid Ref: E: 542819 N: 165408**

**Applicant : Mr And Mrs Voisey**

**Objections : YES**

### **Description of Development:**

First floor side and rear extensions, creation of second floor loft room accommodation with front and rear dormers and elevational alterations

Key designations:

Conservation Area: Farnborough Park  
Adj Area of Special Res. Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Joint application with ref. 10/00316**

### **Proposal**

- This proposal is for first floor front, side and rear extensions, the creation of second floor loft accommodation with front and rear dormers and other elevational alterations, particularly along the first floor front elevation.
- The ground floor will remain unaltered with a minimum side space of approximately 0.4m maintained between its north eastern flank and the boundary with No 11.
- A first floor front, side and rear extension will be added along the northern side of the dwelling with the extension projecting to within 1 metre of the NE boundary.
- The roof will be extended above the first floor extension with additional accommodation created at second floor level and three dormers added at the front and four at the rear
- A further application has been submitted for Conservation Area Consent concerning removal of part of the existing roof to accommodate the proposed extension

### **Location**

The application site comprises a detached house located within a substantial plot with the house itself set approximately 15.0m off the highway. The flank boundaries are

tapered with the gap between the north eastern flank (extension side) of the dwelling and boundary widening toward the rear of the site.

The site is located within the Farnborough Park Estate which comprises a collection of large, detached dwellings, which date predominantly from the inter-war years and which are situated on substantial plots with generous separation amongst the houses. These are generally of individual design and are constructed from a range of materials. A number of properties within the Estate have been redeveloped or extended in recent decades with the dwellings generally having expanded significantly in size.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application. Objections were received from the Farnborough Park Estate Ltd which can be summarised as follows:

- no discernable difference to the previous plans submitted under ref. 09/01651 which was withdrawn as it was recommended for refusal;
- applicant has made a token gesture of removing the first floor extension 1 metre away from the boundary, but only leaving 1 metre insufficient side space;
- the side space at first floor level should be at least 2 metres;
- the Conservation Area status granted in 1989 was given to protect the spatial aspect of the Park which is slowly being eroded by plans such as these

### **Comments from Consultees**

Objections have been raised by the Advisory Panel for Conservation Areas on the basis that the proposal constitutes an overdevelopment causing loss to spatial standards at first floor level between the houses, contrary to Policies BE1 and BE11 of the UDP and Paras 3.18-19 of the Farnborough Park SPG.

### **Planning Considerations**

Policies BE1, H8, H9 and BE11 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; to safeguard the amenities of neighbouring properties; to ensure adequate side space provision in the case of two storey development and to protect the overall character of conservation areas.

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

Concerns have been raised by Heritage & Urban Design in relation to the proposed side space provision to the right hand side of the dwelling.

### **Planning History**

Under application ref. 09/01651, a planning application for a first floor front/side/rear extension and the creation of second floor accommodation with front and rear dormers was withdrawn following concerns relating to side space provision. In that proposal, a minimum 0.6m gap was to be maintained between the first floor extension and the flank boundary.

Under refs. 09/02390 and 09/02404, permission was granted for various alterations to the neighbouring house at No. 11, including the demolition of an attached garage located to the west of that site.

## **Conclusions**

The main issue relating to this application is the effect that it would have on the character and appearance of the Farnborough Park Conservation Area with particular regard to side space provision and spatial standards.

In terms of the Unitary Development Plan, Policy BE11 concerning Conservation Areas states that new development should respect or complement the layout, scale, form and materials of existing buildings and spaces; and that it should respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area. Policy H9, which relates specifically to side space provision, states that when considering applications for development comprising two or more storeys in height, and where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. This is considered necessary to protect the high spatial standards and level of visual amenity which characterises many of the Borough's residential areas. At the very least, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the flank wall of the building.

The applicant argues that the proposal will not harm the spatial standards of the area with the extended dwelling remaining lower in height than No 11 and that the 1 metre gap at first floor level between the extension and the boundary will accord with Policy H9. Of note, the neighbouring house at No 11 is sited at least 3 metres away from the boundary with No 9, whilst the boundary between the two properties is tapered with side space between the dwelling and the boundary decreasing toward the front of the site.

Whilst no objections are raised to the design of the extension (which is sympathetic in appearance to the host dwelling and is not considered harmful to neighbouring amenity), Members will need to consider whether the proposed side space separation is adequate in this case. Whilst the proposal fails to adhere to the criteria set out in Policy H9, consideration should be given to the points raised in the preceding paragraph and whether in these circumstances the proposal will be acceptable in the absence of a minimum 1 metre side space being retained for the full height and length of the flank wall of the building and, secondly, whether the provision of a minimum 1

metre separation at first floor level will be acceptable in principle. Members should consider whether the proposal will preserve or enhance the character and appearance of the Farnborough Park Conservation Area, as well as preserve the spatial and separation standards associated with the Estate.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/01651, 09/02390, 10/00308 and 10/00316, excluding exempt information.

### **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- |   |        |  |   |                |
|---|--------|--|---|----------------|
| 0 | D00002 | If Members are minded to grant planning permission the following conditions are suggested: |   |                |
| 1 | ACA01  | Commencement of development within 3 yrs   |   |                |
|   | ACA01R | A01 Reason 3 years   |   |                |
| 2 | ACI12  | Obscure glazing (1 insert)   | located along the flank elevation of the side extension |                |
|   | ACI12R | I12 reason (1 insert)  | BE1   |                |
| 3 | ACI17  | No additional windows (2 inserts)  | flank   | side extension |
|   | ACI17R | I17 reason (1 insert)  | BE1   |                |

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
- H8 Residential Extensions
- H9 Side Space

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 of the development in the Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties.

and having regard to all other matters raised.

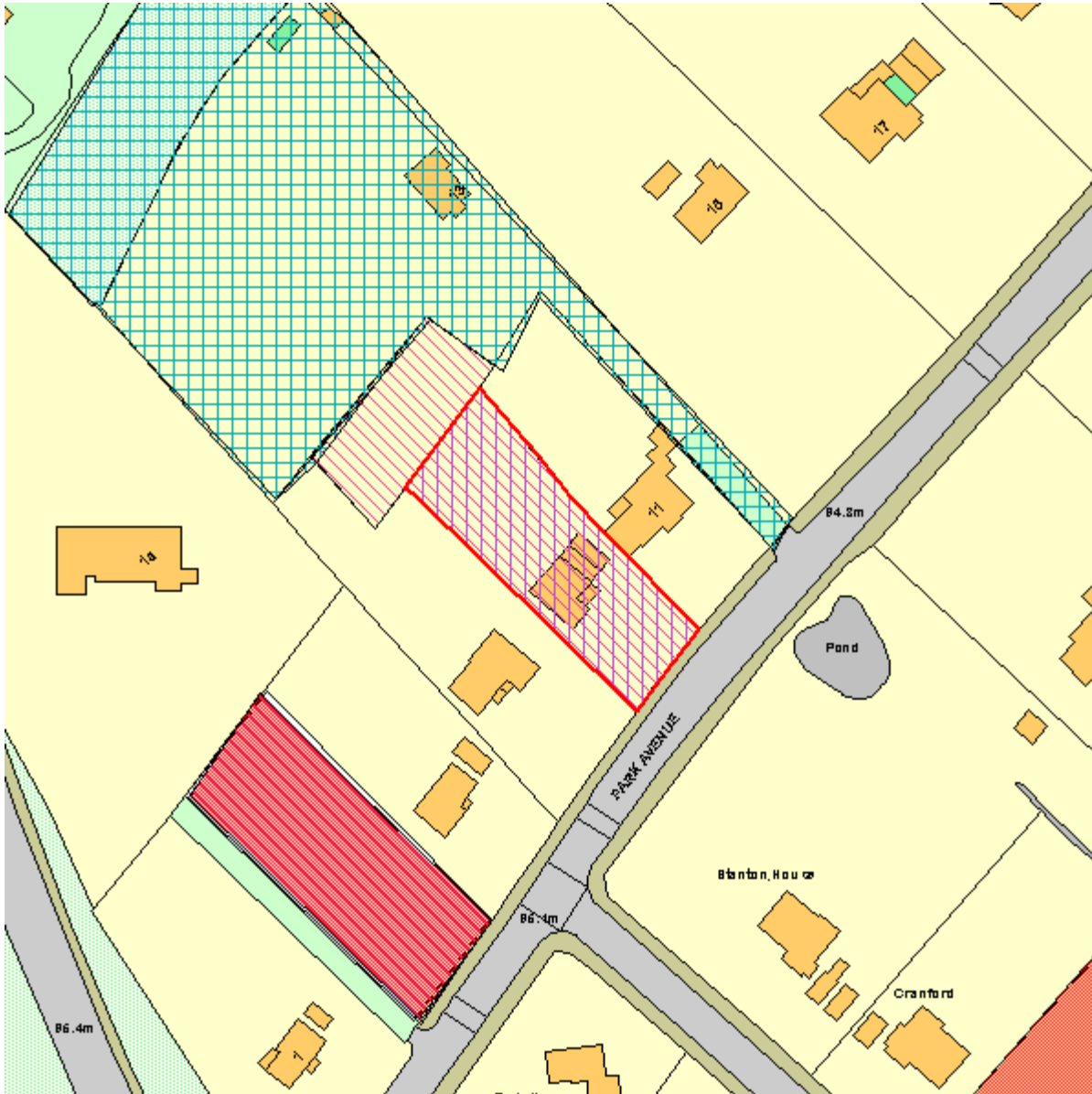
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|--------|--|
| D00003 | If Members are minded to refuse planning permission the following grounds are suggested: |
|--------|--|

- 1 The proposed extension, by reason of its proximity to the boundary, constitutes a cramped form of development, out of character with the street scene, conducive to a retrograde lowering of the spatial standards to which the Farnborough Park Conservation Area is at present developed and contrary to Policies H8, H9, BE1 and BE11 of the Unitary Development Plan and in terms of the Supplementary Planning Guidance for the Farnborough Park Conservation Area.

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