

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 12/02113/FULL6

**Ward:**  
**Farnborough And Crofton**

**Address :** 4 Lansdowne Avenue Orpington BR6  
8JU

**OS Grid Ref:** E: 544112 N: 165973

**Applicant :** Mr And Mrs Karve

**Objections : NO**

**Description of Development:**

Part one/two storey side with bay window to front, single storey infill front extension and elevational alterations, change of roof to courtyard

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
London City Airport Safeguarding  
Ravensbourne FZ2

**Proposal**

This application was deferred by Members of the Plans Sub Committee which convened on 27th September in order to seek a reduction in the size of the proposed part one/two storey side extension. Amended plans have now been received and the previous report is repeated below with necessary amendments.

- The proposal has been amended to incorporate a 1.3m separation between the northern extension and the flank boundary, and the ridge line has been lowered.
- The main part of the proposal involves the provision of a part one/two storey side extension along the northern side of the dwelling which will involve the removal of an attached workshop.
- Aside from a chimney breast a minimum 1.3m gap will be maintained between the proposed extension and the northern boundary. The first floor element will fall short of the ground and first floor rear elevation by approximately 2.0m.
- Some elevation alterations will also be made, including along the frontage where the external finish will be altered, and a glazed covering will be added to the rear of the existing garage.

## **Location**

The site is situated along the eastern side of Lansdowne Avenue, an entirely residential street comprising detached houses set within generously proportioned plots.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

## **Comments from Consultees**

No applicable

## **Planning Considerations**

Policies BE1, H8 and H9 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 which complements the qualities of the surrounding area; to ensure adequate side space provision in the case of two storey development; and to safeguard the amenities of neighbouring properties.

## **Planning History**

There is no significant planning history related to the application dwelling.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed part one/two storey extension will be built to the northern side of the existing dwelling which is presently characterised by a generous gap currently partially occupied by single storey workshop, although obscured by shrubs. Aside from the proposed chimney breast an overall 1.3m separation will be maintained between the proposed extension and flank boundary. This is considered to represent a good level of separation, taking into account local spatial standards and the surrounding streetscene. In comparison to the superseded plans the one/two storey extension will be less bulky and prominent in the streetscene.

Turning to its impact on neighbouring amenity, it is considered that the proposed extension has been sympathetically designed to avoid an adverse impact on the neighbouring dwelling at No 6 located to the north. Under ref. 04/02096 a first floor / two storey side extension was approved which maintained a 1.0m separation to the flank boundary and resulted in the first floor extension extending a short distance further than the original first floor rear elevation. In the case of this proposal, although the proposed ground floor will align with the existing dwelling at the rear, the first floor element will fall short by approximately 2.0m, so as to avoid

affecting the neighbouring first floor rear bedroom window at No 6. In addition, it is considered that the overall separation between these properties is favourable.

With regard to the works proposed along the southern side of the dwelling, these are considered modest and unlikely to significantly affect the amenity of surrounding properties.

Having regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents, nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02113, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC04      Matching materials  
ACC04R      Reason C04
- 3      ACK01      Compliance with submitted plan      northern  
ACC01R      Reason C01
- 4      Before the development hereby permitted is first occupied, the proposed window(s) along the first floor northern elevation of the proposed extension and those proposed along the first floor southern elevation of the existing dwelling shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.  
ACI12R      I12 reason (1 insert)      BE1
- 5      ACI17      No additional windows (2 inserts)      first floor flank      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
- 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 surrounding 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.

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