

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

**Application No :** 12/03314/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 17 Park Avenue Farnborough Orpington  
BR6 8LJ

**OS Grid Ref:** E: 542876 N: 165491

**Applicant :** Mr And Mrs Raggett

**Objections :** NO

**Description of Development:**

Single storey side extension

Key designations:

Conservation Area: Farnborough Park

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

**Proposal**

Permission is sought for a single storey side extension southern flank elevation, with a projection of 5.5 metres, a depth of 5 metres and a height of between 2.7 metres and 3.4 metres. The flat roof design features a roof lantern and a replacement wall to this side area is also proposed, to a height of 2 metres which is the same as that existing.

**Location**

The application site is located to the northern edge of Park Avenue within the Farnborough Park estate and features a large two storey detached dwelling. The site is located within the Farnborough Park Conservation Area.

**Comments from Local Residents**

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

**Comments from Consultees**

APCA have not inspected the application.

From a heritage and conservation perspective it is considered that the subject dwelling is set well back from the street and the new single storey addition is attached to the far end of the south-western flank wall, where it will be barely visible from the public realm. The intended work will thus have little impact on the character of the conservation area and the proposal may be accepted in terms of Policy BE11.

### **Planning Considerations**

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE11 Conservation Areas
- H8 Residential Extensions

Supplementary Planning Guidance 1 and 2  
Supplementary Planning Guidance: Farnborough Park Conservation Area

The National Planning Policy Framework

### **Planning History**

Three applications are considered to be of relevance to the determination of this proposal, all of which appear to have been implemented.

Application ref. 83/02918 granted permission for a two storey side extension and a single storey rear extension following the demolition of existing garages and outbuildings.

Application ref. 89/02819 granted permission for a single storey rear extension.

Application ref. 04/02967 granted permission for a single storey front and part one/two storey rear extension.

### **Conclusions**

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

The proposed extension is situated to the southern flank elevation of this large detached dwelling that is set well back from the highway. An existing wall and railing to a height of 2 metres and a small single storey side projection occupy a similar area to the extension, with the wall to be relocated slightly further forward to accommodate the extension, and the existing projection limiting the visible width of the proposal to 4.3 metres.

The proposal is considered to be of a modest scale within the context of the host dwelling, whilst a good separation to the neighbouring dwelling at No.15 would be retained. No objections are raised in terms of the impact of the proposal upon the character of the conservation area or the host dwelling and as such it is considered that the proposal is acceptable.

Having had regard to the above it was 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 conservation area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03314, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC07<br>ACC07R | Materials as set out in application<br>Reason C07              |
| 3 | ACK01<br>ACC01R | Compliance with submitted plan<br>Reason C01                   |
| 4 | AJ02B           | Justification UNIQUE reason OTHER apps                         |

#### Policies (UDP)

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE11 Conservation Areas
- H8 Residential Extensions

Supplementary Planning Guidance 1 and 2

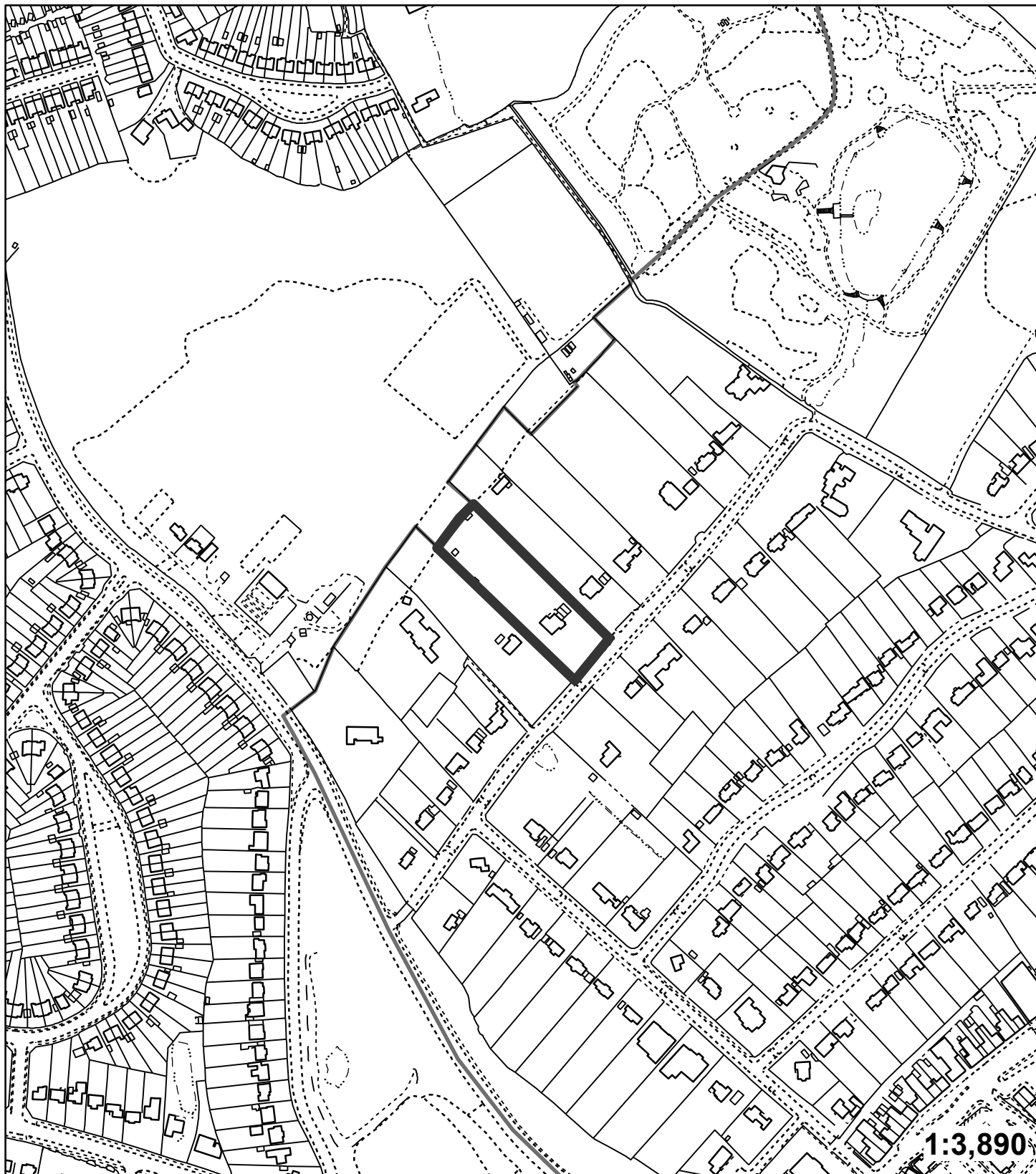
Supplementary Planning Guidance: Farnborough Park Conservation Area

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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