

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

Application No : 14/02909/FULL6

Ward:
Farnborough And Crofton

Address : 2 Arden Grove Orpington BR6 7WD

OS Grid Ref: E: 543921 N: 164641

Applicant : Mrs Jane Smith

Objections : NO

Description of Development:

Part two storey/first floor front extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

It is proposed to add a small two storey front extension to the northern side of this dwelling adjacent to No.4, which would also extend partly over the ground floor, and would project forward 1.685m. It would have a gable fronted roof, and would be set slightly lower than the main roof ridge.

Location

This detached two storey dwelling is located on the eastern side of Arden Grove, at the junction with Pinecrest Gardens, and lies to the south of No.4 and to the north of No.7 Pinecrest Gardens. It was built in the 1980s as part of a wider development.

Consultations

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

Planning Considerations

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

BE1 Design of New Development

H8 Residential Extensions
H9 Side Space

Conclusions

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

The proposed two storey extension would project forward 1.685m, and would be set back 0.99m from the flank boundary, in line with the existing flank wall of the property. Although this would not strictly speaking comply with the Council's side space policy which requires a minimum 1m separation to be provided to the side boundary in respect of two storey development, the extension is only very marginally in breach of this, and in any case, it would not project any nearer to the side boundary than the existing flank wall of the dwelling.

The extension would not project significantly forward of adjacent dwellings, and a similar extension is currently under construction at No.1 opposite. The proposals are not, therefore, considered to have a seriously detrimental impact on the character and spatial standards of the surrounding area.

With regard to the impact on neighbouring properties, the adjacent dwelling at No.4 is set away from the flank boundary with the garage in between, and no loss of light or outlook would therefore occur.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

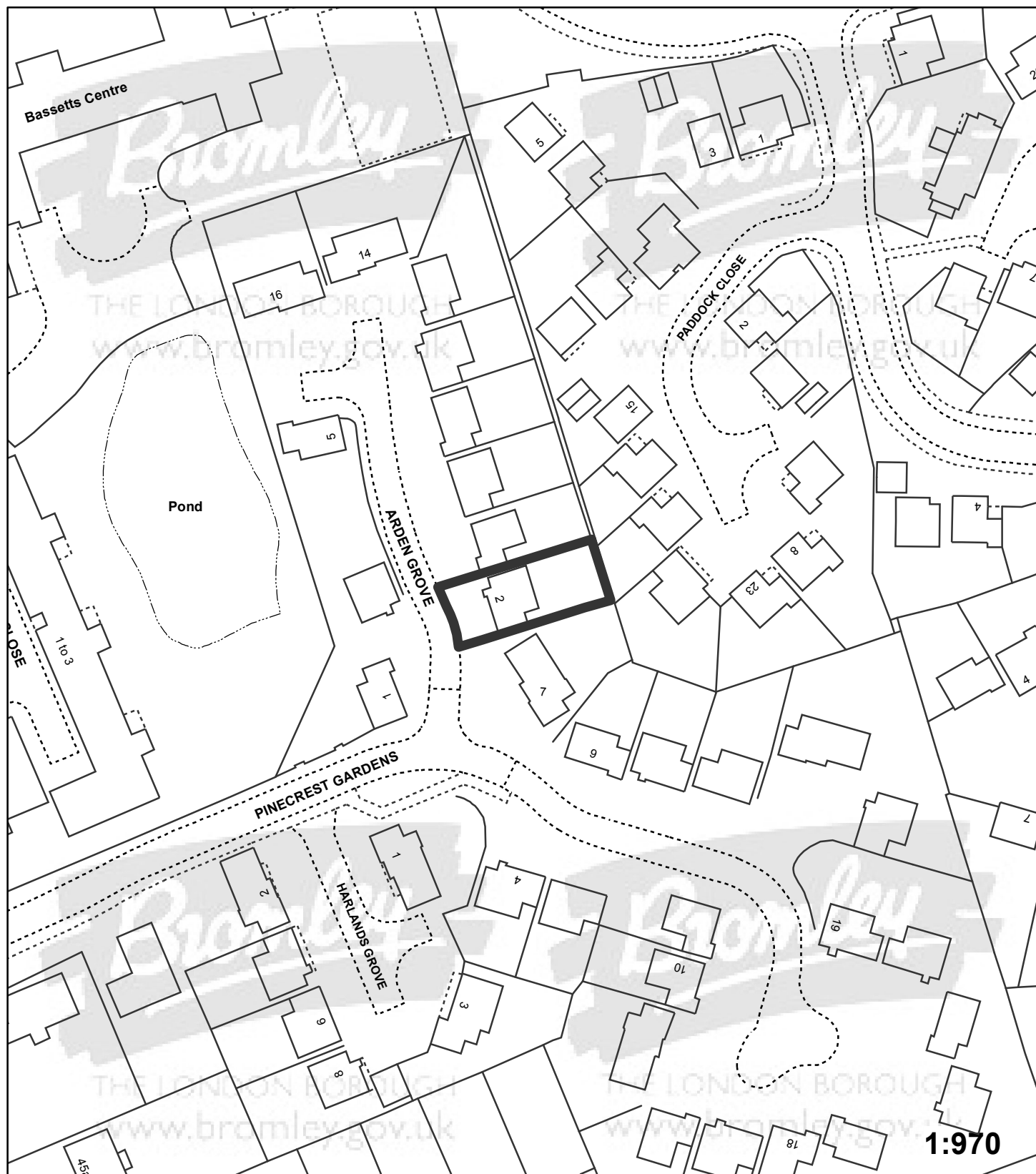
Subject to the following conditions:

- | | | |
|---|-----------------|---|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC07
ACC07R | Materials as set out in application
Reason C07 |
| 3 | ACI13
ACI13R | No windows (2 inserts) first floor flank extension
I13 reason (1 insert) BE1 |
| 4 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

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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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