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AVA/2026/0028 11 Woodlands Lane Construction of two storey side extension and single storey rear extension, proposed double garage on the frontage of the property.

This application is to replace the existing flat-roofed single garage/utility room to the south side of the house with ground floor side and rear extensions providing a utility room and new kitchen/living/dining space, and with a first floor side extension over providing an additional bedroom with dressing room and ensuite. A raised patio is proposed behind the northeast of the house. A new separate, single storey, pitched roof, double garage is proposed on the frontage of the property close to Woodlands Lane.

QPC considers that this proposal complies with the policies in the Local Development Plan and therefore recommends that AVBC should approve the application.

Quarndon Neighbourhood Plan, together with the adopted Local Plan, forms the statutory development plan for the area. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the development plan, unless material considerations indicate otherwise.