

SECTION '2' – Applications meriting special consideration

Application No : 12/02839/FULL6

Ward:
Cray Valley West

Address : 222 Chislehurst Road Orpington BR5
1NR

OS Grid Ref: E: 545575 N: 167830

Applicant : Mr Mevlut Babaoglu

Objections : NO

Description of Development:

Roof alterations, part one/two storey side and rear extension with front and rear dormers, first floor front extension and elevational alterations

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Distributor Roads

Proposal

The proposal involves the following works:

- first floor side extension over existing “cat slide” roof along northern end of existing dwelling
- two storey side extension projecting approximately 5.1m from existing northern elevation of dwelling which will adjoin aforementioned first floor extension

Location

The site is prominently situated at the corner of Chislehurst Road and Poverest Road and forms one of four dwellings fronting the roundabout connecting those roads. The site falls within the Petts Wood Area of Special Residential Character and adjoins the Chislehurst Road, Petts Wood Conservation Area which is situated to the north.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of writing no representations had been received.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1, BE13, H8 and H10 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; ensure that new development preserves or enhances the settings of adjoining conservation areas; and ensure that development within Areas of Special Residential Character respects its established character and appearance.

Planning History

There is no significant planning history relating to the application property.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling, and the wider Petts Wood Areas of Special Residential Character and adjoining Chislehurst Road, Petts Wood Conservation Area.

As noted above the application site is prominently situated at the junctions of Chislehurst Road and Poverest Road and adjoins the roundabout linking those roads. The existing dwelling is of modest form, incorporating a “cat slide” roof sloping in the direction of Poverest Road. This contributes to the open setting characterising the site and emphasises the generous spatial standards characterising the surrounding area.

In contrast to the existing development, the proposed addition will diminish the open setting associated with the application site and lead to a more cramped form of development within the site. Although some form of extension may be deemed acceptable within the site, it is considered that the design of this proposal will appear at odds with the host dwelling, appearing as a “add-on” and undermining its original form and character.

Particular concerns are raised specifically in relation to the proposed first floor element which will not only serve to undermine the spatial characteristics of the area by virtue of its bulk and projection, but which will also appear out of character by reason of its first floor layout and unusual roof configuration which will appear prominent from surrounding roads.

Background papers referred to during production of this report comprise all correspondence on file ref: 12/02839, excluding exempt information.

as amended by documents received on 08.10.2012

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposed two storey side extension, in particular the first floor element, is harmful to the spatial standards of the area, poorly related to the host dwelling and thereby harmful to the appearance of the host dwelling, and the wider Petts Wood Areas of Special Residential Character and adjoining Chislehurst Road, Petts Wood Conservation Area, as such contrary to Policies BE1, BE13, H8 and H10 of the Unitary Development Plan.

INFORMATIVE(S)

- 1 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)).

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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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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