

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

**Application No :** 13/01476/FULL6

**Ward:**  
Cray Valley West

**Address :** 222 Chislehurst Road Orpington BR5  
1NR

**OS Grid Ref:** E: 545575 N: 167830

**Applicant :** Mr Mevlut Babaoglu

**Objections :** YES

**Description of Development:**

Erection of single storey extension to side of part one/two storey side extension approved under ref. 12/03812

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads  
London Distributor Roads  
Open Space Deficiency

**Proposal**

This proposal seeks to enlarge the ground floor habitable area by adding a single storey addition to the northern side of the dwelling which will project beyond the part one/two storey side extension approved under ref. 12/03812. The proposed extension will project 2.1m in width and be 5.0m long. It will be set back by almost 5.0m relative to the front part of the house and incorporate a flat roof.

**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 the Chislehurst Road, Petts Wood Conservation Area which is situated to the north of the site.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and the following comments have been raised by the Petts Wood Residents' Association:

- application has previously been refused to build a larger side extension
- flat roof is out of character with the remainder of the property

### **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**

Under ref. 12/02839, planning permission was refused for roof alterations, part one/two storey side and rear extension with front and rear dormers, first floor front extension and elevational alterations.

Under ref. 12/03812, planning permission was subsequently granted for roof alterations, part one/two storey side and rear extension with rear dormer, first floor front extension and elevational alterations.

Under ref. 13/00637, planning permission was granted for a revision to planning permission ref. 12/03812 to include elevational alterations and conversion of garage into habitable room.

Under ref. 13/00654, planning permission was granted for a revision to planning permission ref. 12/03812 to include elevational alterations and side dormers.

### **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.

It is considered that the proposed extension will appear subservient in relation to the recently-approved part one/two storey side extension, in view of its width, height and set-back position. Given its height it is not considered that it will appear prominent from the surrounding roads which form part of the Petts Wood Areas of Special Residential Character and adjoining Chislehurst Road, Petts Wood

Conservation Area. From a neighbouring amenity perspective the extension is set well away from surrounding properties and will not appear especially visible.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/02839, 12/03812, 13/00637, 13/00654 and 13/01476, 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           |
|   | ACC03R | Reason C03                               |

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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"