

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 16/03539/FULL6

Ward:
Cray Valley East

Address : 23 Perry Hall Road, Orpington BR6 0HT

OS Grid Ref: E: 546572 N: 166901

Applicant : Mrs Clair Olivari

Objections : NO

Description of Development:

Formation of a vehicular access

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 9

Proposal

The proposal seeks to provide a vehicular access to the front of No. 23 Perry Hall Road.

Location

The site is located on the southern side of Perry Hall Road and comprises a mid-terrace residential dwelling. The wider area is characterised by similar properties. Perry Hall road is classified as a London Distributor Road.

Comments from Local Residents

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

Consultations

Highways - objection is raised on the grounds that vehicles would need to reverse onto the London Distributor Route and this would result in a dangerous arrangement that would be harmful to highway safety.

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
T11 New Accesses
T18 Road Safety

Planning history

None

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on highway safety.

The property currently possesses an area of hardstanding to the front of the house that is used for parking. It is therefore considered that the proposal would not impact on the character of the house or the wider area.

The area of hardstanding to the front of No. 23 Perry Hall Road measures 4.9m in length. In regard to highway safety, the development would provide an additional access onto Perry Hall Road, which is a London Distributor Road. Highway safety concerns are raised given the limited size of the driveway as it would not be possible for vehicles to turn within the site to achieve access and egress from the hardstanding in forward gear. This potentially would result in a disruption to the free flow of traffic which would be especially pronounced if cars were being reversed off the site. It is considered that such manoeuvres would result in a significant hazard for road users, adversely affecting highway safety.

Policy T11 states that accesses will be permitted on such roads where there is no suitable alternative, provided they are safe. In this case, there is no suitable vehicle access to serve the rear of the houses however the proposal would result in dangerous reversing manoeuvres onto the highway and this would result in a detrimental impact on conditions of highway safety.

Having had regard to the above it was considered that the development in the manner proposed is unacceptable in that it would result in a detrimental impact on conditions of highway safety. It is therefore recommended that Members refuse planning permission.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1 The proposal would be likely to result in reversing movements within a classified London Distribution Route which would be prejudicial to the free flow of traffic and conditions of safety within the highway, thereby contrary to Policies T11 and T18 of the Unitary development Plan.**