

APPLICANTS SUPPORTING STATEMENT

13 Mosyer Drive, Orpington, Bromley BR5 4PN

Personal Circumstances

My husband's parents are in their eighties, mum has dementia and dad is struggling to cope on his own. My husband and I need to take care of mum, and dad, which is why we are enlarging the bungalow so we can all live together. Mum has, when necessary, started using a wheelchair when going out, as she has recently had several falls at home, this is creating its own challenges and is further heightening our stress at the delay in gaining planning permission. This stress is particularly difficult for us as both me and my husband have heart conditions. Mum's dementia is only getting worse, and we are desperate to meet your planning requirements to get our roof plans approved.

New Roof Design

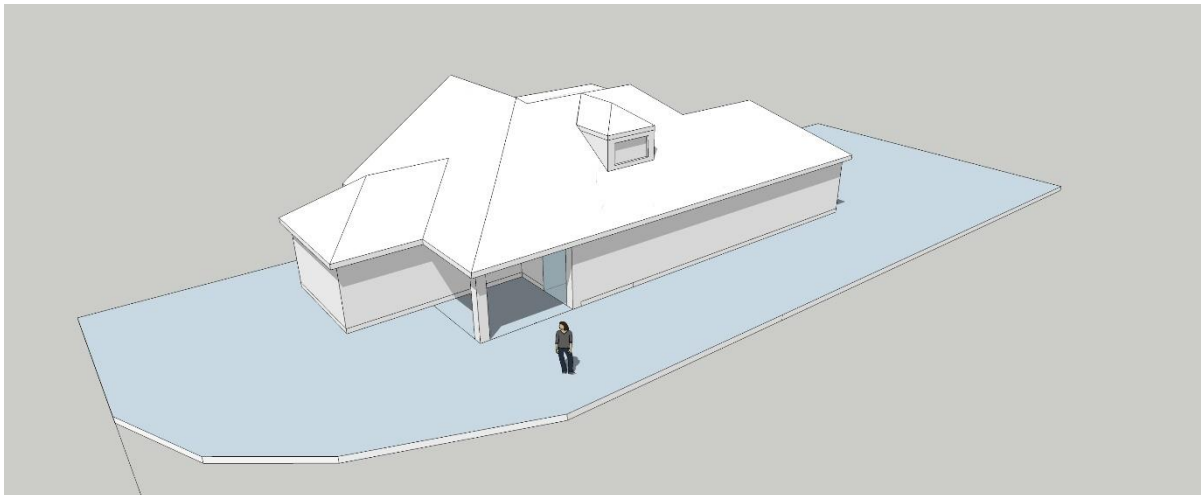
We believe that our current, 3rd submission, meets all your stated requirements. As you can see, the new roof design maintains the traditional bungalow shape. The hip to gable extension is replaced with a traditional hip, which stops in line with the original north facing wall towards Alma Road. This design maintains, respects, and complements the traditional bungalow form of the original bungalow. The scale of the proposed dormers are not an extreme development, having been drastically reduced in bulk. The much smaller front dormer is comparable in design with the two front dormers at 15 Mosyer Drive, although the proposed dormer siting it set back, so as not to appear bulky. Also, in the new design you can see that the rear dormer is not visible from the street and is lower than both ridges.

It is important to note that the properties in this area are not uniform but are an eclectic mix of designs. Also, 13 Mosyer Drive is not in a conservation area, is not a building of special architectural interest and is not a listed building.

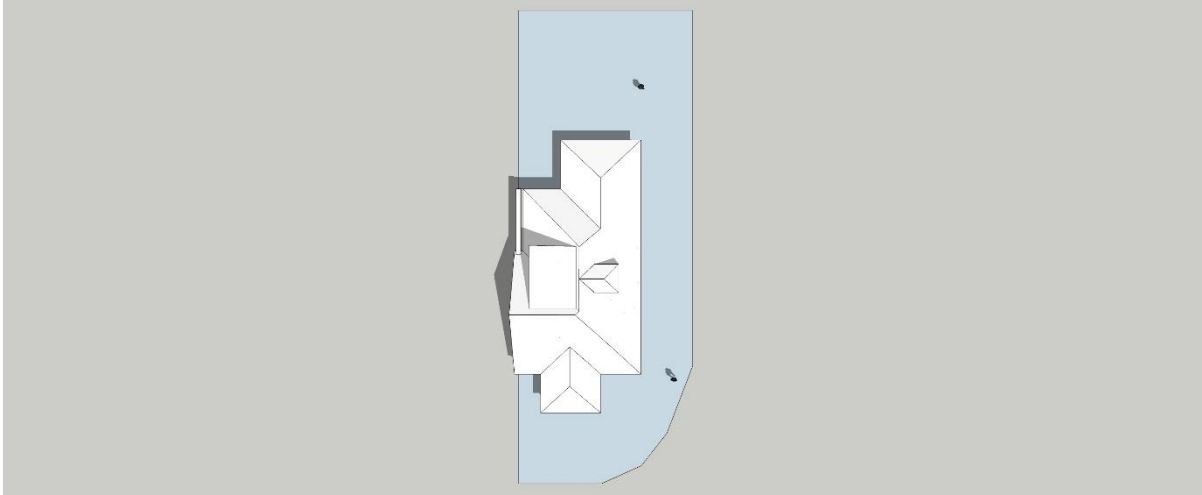
To clarify briefly, for the following reasons we believe this roof meets all of your stated requirements. This roof maintains the traditional bungalow design, and barring the dormers is identical to the original roof form, it is proportionate to the host dwelling and would create a congruent feature within the street scene. The new design does not block car driver's views when turning from Alma Road and it is not bulky. The porch has been slightly increased and roof extended over the entrance ramp to provide a safe access for people with disabilities, we feel this is a very good design.

The 3D views of our current 3rd roof design below, demonstrate that we have meet all of your stated requirements.

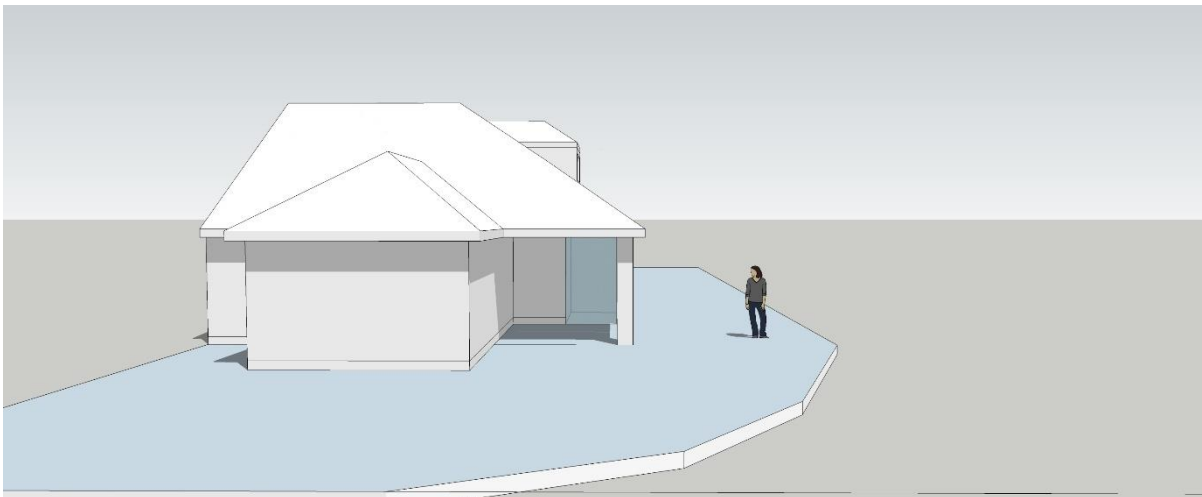
Viewed from the Northwest - Current Application



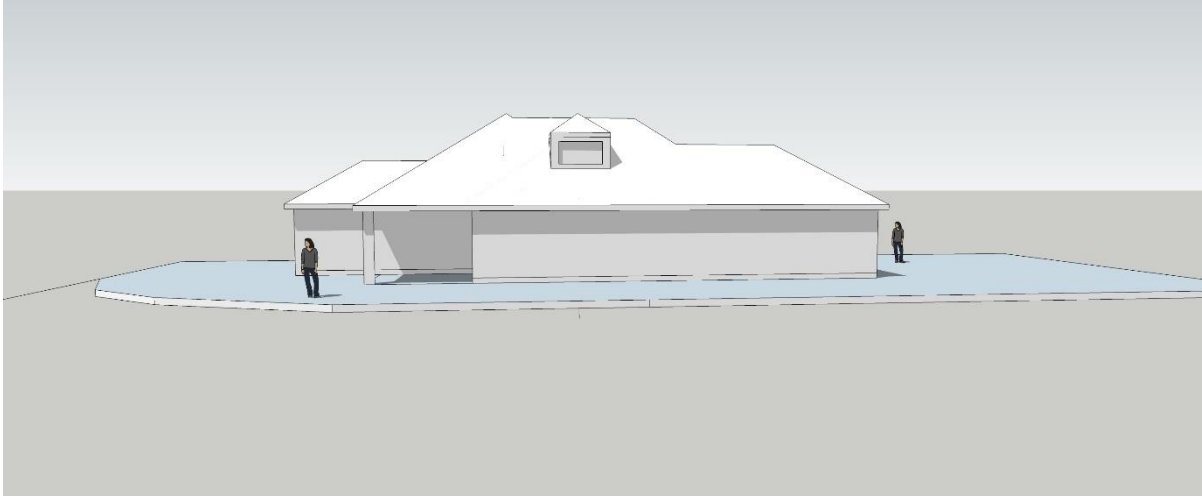
Viewed from above - Current Application



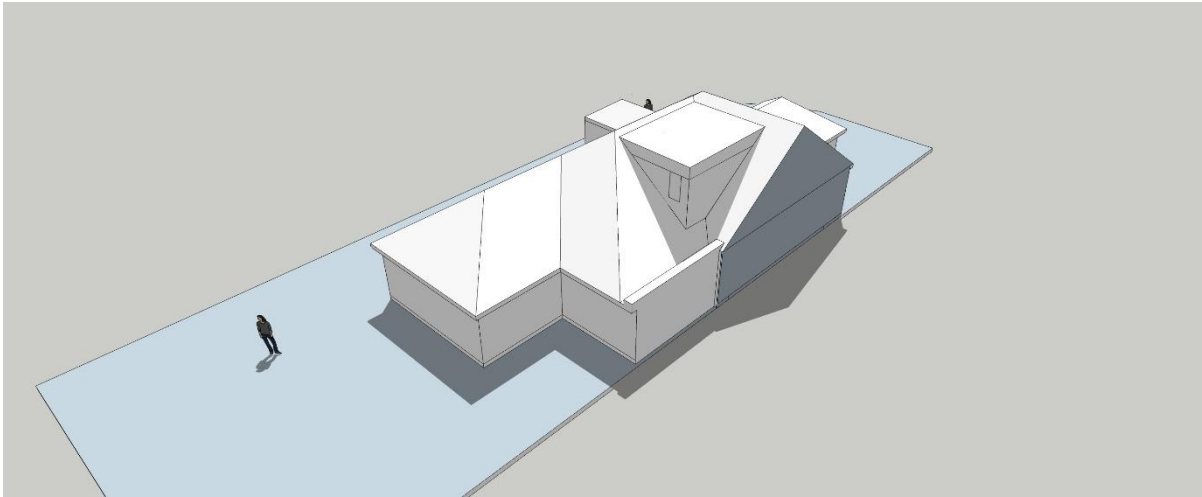
Viewed from the North (Alma Road) - Current Application



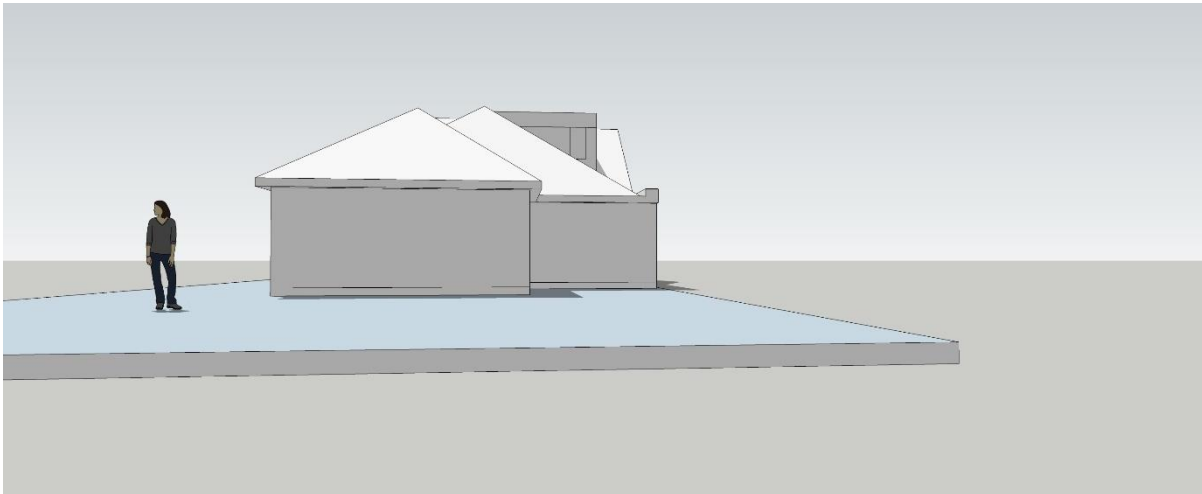
Viewed from the West - Current Application



Viewed from the Southeast - Current Application



Viewed from the South - Current Application



Planning History

This 3rd revised application has taken into consideration the Council's almost identical grounds for **refusing two** previous submissions (**23/02858/FULL6 - 23/04195/FULL6**). The only difference between them has been highlighted below.

For both previous submissions, refusal was for the following reasons:

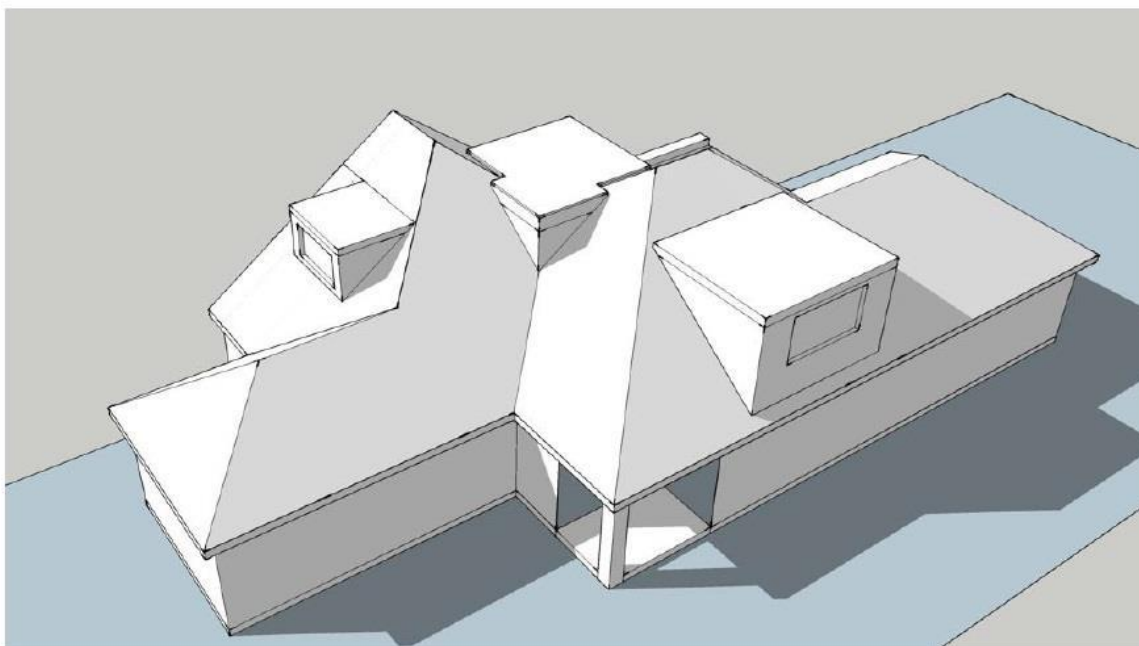
“The proposed dormer additions to the roof, by reason of their bulk, siting and design, would not respect or complement the scale, form and proportion of the host dwelling and would create an incongruous feature within the street scene generally; thereby contrary to Policies 6 and 37 of the Bromley Local Plan.” **23/02858/FULL6 1st submission**

“The proposed dormer additions to the roof **together with the hip to gable extension**, by reason of their bulk, siting and design, would not respect or complement the scale, form and proportion of the host dwelling and would create an incongruous feature within the street scene generally; thereby contrary to Policies 6 and 37 of the Bromley Local Plan.” **23/04195/FULL6 2nd submission**

13 Mosyer Drive
1st Refused Design
DC/23/02858/FULL6

In the first refused design, the Council's report noted the dormers would **‘be different sizes and would appear awkward and random within the roof scape...the dormers would add considerable additional bulk to the roofscape...and when viewed from Alma Road would appear ‘top heavy and overly dominant’**.
Taken from Delegated Report 23/02858.

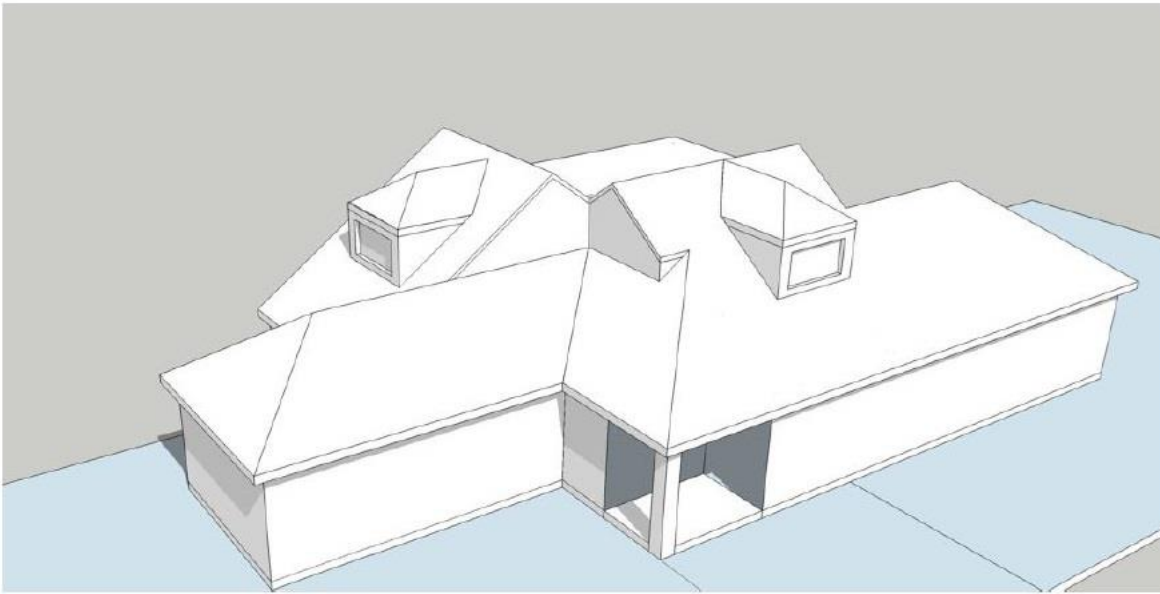
The 3D view of the 1st refused design.



13 Mosyer Drive
2nd Refused Design
23/04195/FULL6

In the second refused design, the dormers overlooking Alma Road and Mosyer Drive were vastly smaller than in the first application and were of identical shape and design. The third rear dormer was not visible from the street and was in keeping with permitted development.

The 3D view of the 2nd refused design.



For the above reasons we kindly ask for this 3rd planning application to be approved.

Should you require additional information, please do not hesitate to contact us, thank you.

Kindest regards

G Marshall

Mr Gary Marshall

T Marshall

Mrs Toni Marshall

18th February 2024