

Appeal Decision

Site visit made on 5 April 2017

by Elizabeth Lawrence BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11th April 2017

Appeal Ref: APP/G5180/D/17/3169214

33 Powster Road, Bromley, BR1 5HE.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Steve Hickling against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/16/04246/FULL6 dated 11 September 2016, was refused by notice dated 7 November 2016.
 - The development proposed is described as a first floor bathroom extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor bathroom extension at 33 Powster Road, Bromley, BR1 5HE in accordance with the terms of the application, Ref DC/16/04246/FULL6 dated 11 September 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2878 03, 2878 04, 2878 05, 2878 06, 2878 07, 2878 08A, 2878 09A, 2878 10A and 2878 11A.
 - 3) The external materials to be used in the construction of the extension hereby permitted shall match those of the host dwelling.

Main Issue

2. The main issue is the effect of the scheme on the character, appearance and spatial standards of the street scene and the area.

Reasons

3. Powster Road is characterised by uniformly designed link detached, semi-detached and terraced two storey dwellings with visually uncluttered front elevations, shallow pitched roofs and flat roofed porches and attached garages. The dwellings have consistent front building lines and are set behind soft landscaped front gardens which contribute to the spacious and suburban character and appearance of the street scene.
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4. The Appeal dwelling occupies an elevated and prominent corner position on the outside of a bend in the road and comprises one of a row of four uniformly designed link detached houses. To the east is a row of three similarly designed dwellings.
5. Policy H9 of the London Borough of Bromley Unitary Development Plan 2006 (UDP) states that with first floor extensions the flank wall of the resultant dwelling should be sited a minimum of one metre from the side boundary of the host dwelling. Wider gaps should be retained in areas where greater separation distances already exist. The supporting text to this policy explains that it is important to prevent a cramped appearance and unrelated terracing from occurring. The National Planning Policy Framework (NPPF) seeks to ensure that new development responds to local character, reflects the identity of local surroundings and adds to the quality of the area.
6. The proposed first floor extension would be located above the rear part of the attached garage roof and would be set back from the main front building line of the host dwelling by more than four metres. The proposed extension would be just 1.475 metres in width and would be sited one metre from the side boundary of the property. It would have an almost flat roof which would sit below the eaves line of the host dwelling and which would be consistent with the flat roofed links between the houses.
7. The proposed extension would be totally screened in views along Powster Road from the south. From the east the extension would be clearly visible from the street scene, due to the prominent position of the dwelling. However, it would be recessed, visually modest in size and form and would respect the clean lines of the host dwelling. At the same time it would be seen as one of a number of small alterations to the dwellings in the immediate area and a clear gap between the proposed extension and the flank wall of the dwelling at 31 Powster Road (No.31) would be retained.
8. As a result of these factors the proposed extension would maintain the spatial characteristics of the road and would not result in a cramped or terracing effect. It would respect and respond to the character and appearance of the existing row of dwellings and the street scene.
9. Whilst there would not be a one metre gap at ground floor level between the resultant dwelling and the dwelling at No.31, Powster Road is characterised by terraced dwellings and dwellings with single storey links between them. Full height gaps are only found between different sets of dwellings. Consequently, whilst the proposal would be contrary to policy H9 of the UDP, it would comply with its objectives as set out in paragraph 4.26 of the UDP. This together with the modest nature and visual acceptability of the proposal outweighs the conflict with policy H9 in this instance.
10. Finally, the Council has suggested the imposition of conditions which require the development to be carried out in accordance with the submitted drawings and for the dwelling to be constructed using the external materials stated in the Application form. These conditions are necessary, to ensure the proposed extension blends in appropriately with the street scene and in the interests of certainty.

11. I conclude that the proposed extension would respect the character, appearance and spatial standards of the street scene and the area. It would comply with the objectives of policy H9 of the UDP and the NPPF.

Elizabeth Lawrence

INSPECTOR