

Appeal Decision

Site visit made on 12 July 2017

by Elizabeth Lawrence BTP MRTPI

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

Decision date: 1 August 2017

Appeal Ref: APP/D5120/D/17/3170132
4 Old Farm Road West, Sidcup, DA15 8AG.

- 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 D Machin against the decision of the Council of the London Borough of Bexley.
 - The application Ref 16/03027/FUL dated 23 November 2016, was refused by notice dated 25 January 2017.
 - The development proposed is for roof alterations to create rooms in roof – (Re submission to 16/02517/FUL).
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Decision

1. The appeal is allowed and planning permission is granted for alterations to create rooms (Re submission to 16/02517/FUL) in roof at 4 Old Farm Road West, Sidcup, DA15 8AG in accordance with the terms of the application, Ref 16/03255/FUL dated 23 November 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 plan: 2016/190.
 - 3) The external materials to be used in the construction of the roof extension hereby permitted shall match those of the host dwelling.

Main Issue

2. The main issue is the effect of the proposal on the character of the host property and the area.

Reasons

3. The Appeal site is located in a mixed residential area where there is a variety of building styles and materials. Whilst the majority of dwellings to the south of the Appeal site have hipped roofs, the area around the junction of Old Farm Road West and Lingey Close is more varied. It includes a mixture of hipped and gabled roofs of various depths and pitches, together with a range of roof lights and dormer windows.
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4. The Appeal dwelling comprises a white rendered detached dwelling with a hipped roof and front facing gable feature and which occupies an individual position, adjacent to a bend in the road and close to the junction of Old Farm Road West and Lingey Close. The Appeal dwelling is set back from a pair of semi-detached dwellings of similar design to the south and at angles to a modern brick faced dwelling to the north. These immediately adjacent dwellings have fully hipped roofs. To the northeast of the Appeal dwelling is a terrace of three dwellings, where the roof designs of the two northernmost dwellings are similar to the proposed roof the subject of this Appeal. To the west are a number of rows of terraced houses with gable roofs.
5. Together and amongst other things policies H9 and ENV39 of the Bexley Council Unitary Development Plan (UDP) and policy CS06 of the London Borough of Bexley Core Strategy (Core Strategy) seek to ensure that new development is to a high standard of design and layout and enhances the character of the surrounding locality. Extensions should be compatible with the host building, neighbouring buildings and the area. The UDP Design and Development Control Guidelines (SPG), has similar objectives. It advises that roof extensions should not exceed the height of the host dwelling and ideally dormer windows should be located in the rear roof slope and set in from the rear facing wall of the dwelling.
6. The above policies are consistent with the National Planning Policy Framework (NPPF), which, amongst other things, states that new development should respond to local character and reflect the identity of local surroundings. Policy 2.6 of The London Plan similarly seeks a high quality environment.
7. The existing roof of the Appeal dwelling is fully hipped and modest in appearance. However its recessed gutter line on the south side and associated parapet style side wall is visually stark, unattractive and results in the dwelling appearing unbalanced.
8. The proposed new roof would materially change the appearance of the dwelling, with the roof becoming a more dominant feature. Notwithstanding this, the proposed roof would be appropriately proportioned and the proposed roof lights would be both modest and would sit comfortably within the front roof slope. The proposed rear dormer would be set down from the main ridge and in from the side elevations and eaves line of the dwelling. As a result it would not harm the appearance of the resultant roof. It would also respect and contribute to the varied roof designs in the immediate area.
9. For these reasons, subject to the use of matching roof tiles, the resultant dwelling would be well balanced and would respect the appearance of other dwellings in the immediate area. The resultant dwelling would be readily assimilated into the street scene and the area.
10. Accordingly, subject to the use of matching materials the proposal would respect and blend in satisfactorily with the host dwelling and the area. As suggested by the Council this is a matter that can be dealt with by condition. The Council has also suggested the imposition of a condition which requires adherence to the submitted drawings. This condition is necessary in the interests of certainty.

11. I conclude on the main issue that the proposed roof extension would respect the character and appearance of the host dwelling, the varied character of the surrounding dwellings and the area as a whole. It would therefore comply with policies ENV39 and H9 of the UDP, policy CS06 of the Core Strategy, the SPG, The London Plan and the NPPF.

Elizabeth Lawrence

INSPECTOR