

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: 2 August 2017

Appeal Ref: APP/G5180/D/17/3173750
87 Andover Road, Orpington, BR6 8BL.

- 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 & Mrs Dimauro-Jawed against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/16/05285/FULL6 dated 17 November 2016, was refused by notice dated 18 January 2017.
 - The development proposed is described as proposed single & two storey side extension; garage conversion into a habitable room.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The Appeal site is located in a mixed residential area that is primarily characterised by groups of bungalows and similarly designed semi-detached and terraced two storey houses. The Appeal dwelling is centrally located within a row of semi-detached dwellings with attached flat roofed garages, which project close to the side boundaries of their plots. Opposite this row of semi-detached houses is a row of spaciouly sited semi-detached bungalows with hipped roofs. The gaps above the flat roofed garages and between the roofs of the bungalows contribute to the spacious suburban character and appearance of this part of Andover Road.
 4. To the south of the junction with Allington Road, the spacious character continues due to the predominance of bungalows. To the north of Nos.144 and 91 Andover Road the character changes with the introduction of terraces and parking courts. This compartmentalised change in the intensity of different developments contributes to the diverse character and appearance of the area.
 5. Collectively and amongst other things policies BE1, H8 and H9 of the London Borough of Bromley Unitary Development Plan (UDP) require new development to be of a high standard of design. The scale, form and materials of domestic
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extensions should respect or compliment the host dwelling and the surrounding area. They should also respect the space or gaps between buildings where they contribute to the character of the area. The supporting text to policy H9 of the UDP explains that adequate separation should be retained between dwellings to safeguard privacy, to prevent a terracing effect or a cramped appearance and to protect the high spatial standards of the area.

6. The above policies are consistent with the National Planning Policy Framework (NPPF), which states that new development should respond to local character, reflect the identity of local surroundings and add to the quality of the area.
7. The proposed extension would follow the main front and rear building lines and ridge line of the host dwelling. The ground floor element of the extension would project close to the boundary of the site and the first floor element of the extension would be set in from the boundary of the site by one metre.
8. As a result of these factors the proposed extension would unbalance both the pair and the row of semi-detached houses. More importantly, it would be visually cramped and would fail to reflect or respect the spacious character and appearance of this part of Andover Road. The harm that would result from this would outweigh the benefits for the Appellant and their family that would result from the additional accommodation and which are set out in the Appellant's personal statement. It is also not a matter that could be dealt with by condition.
9. Finally, whilst it is noted that there are two storey side extensions in the area as a whole, it is an established planning principle that each proposal should be assessed on its individual merits and in light of the prevailing planning policies. In this instance there are no comparable first floor side extensions within this row of semi-detached dwellings and the existing open gaps above ground floor level make an important contribution to the spacious character and appearance of the street scene.
10. I conclude that the proposed extension would have a materially harmful impact on the character and appearance of the street scene and the area. It would therefore conflict with policies GEN1, H8 and H9 of the UDP and the NPPF.

Elizabeth Lawrence

INSPECTOR