

Appeal Decision

Site visit made on 30 August 2017

by Elizabeth Lawrence BTP MRTPI

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

Decision date: 6th September 2017

Appeal Ref: APP/G5180/D/17/3178478
Darrawella, Oldfield Road, Bromley, BR1 2LE

- 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 Danny Williams against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/17/01481/FULL6, dated 29 March 2017, was refused by notice dated 6 June 2017.
 - The development proposed is part one/two storey front/side extensions and roof enlargement and alterations to create rooms in roof-space, single storey rear extension, creation of an open front entrance porch and elevation alterations.
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Preliminary matter

1. The design of the proposed extension was amended to include barn end roof sections to the front and rear elevations. Whilst this change is shown on drawing Nos. 20 Revision PA1 and 25 Revision PA1 it is not shown on drawing Nos. 11 Revision PA and 35 Revision PA. As this is a minor detail it could be dealt with by condition and so has not affected my ability to determine this Appeal.
2. The proposed barn roof ends are also not shown on drawing Nos. 21 Revision P, 22 Revision, 30 Revision PA, 31 Revision P and 32 Revision PA. As these are perspective and street scene images, they are not essential for the purposes of constructing the proposed dwelling and therefore there would be no need to impose a condition which required the submission of amended drawings to replace them.

Decision

3. The appeal is allowed and planning permission is granted for a part one/two storey front/side extensions and roof enlargement and alterations to create rooms in roof-space, single storey rear extension, creation of an open front entrance porch and elevation alterations at Darrawella, Oldfield Road, Bromley, BR1 2LE in accordance with the terms of the application, Ref DC/17/01481/FULL6, dated 29 March 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
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- 2) Prior to the commencement of the development hereby permitted drawing Nos. 11 Revision PA and 35 Revision PA shall be amended to show the barn end roof details shown on drawing No.20 Revision PA1 and the revised drawings shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved amended plans along with the following approved plans: 01 Revision PA, 02 Revision PA, 03 Revision PA, 04 Revision PA, 05 Revision PA, 10 Revision PA11 Revision PA, 20 Revision PA1, 25 Revision PA15FR-GA.00 Revision A, 5FR-GA01 Revision A, 5FR-GA02 Revision A, 5FR-GA03 Revision B and 5FR-GA04 Revision A.
- 3) The materials to be used in the construction of the external surfaces of the extensions and alterations hereby permitted shall accord with the details set out in the submitted design and access statement and on the planning application form, unless otherwise agreed in writing by the local planning authority.

Main Issue

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

Reasons

5. The north side and much of the south side of Oldfield Road is characterised by a diverse range of detached dwellings of varied heights and with informal building lines and generous sized gaps between buildings. This together with the mature soft landscaping within the front and rear gardens and the rise in levels from east to west contributes to the spacious and informal character and appearance of the locality.
6. The Appeal dwelling, which is one of a number of chalet style dwellings, is located to the southeast of 9 Oldfield Road (No.9), which comprises a substantial domestic building occupying a large site. The building is set back from the street scene and the soft planting within its large front garden area provides a sense of space around the Appeal dwelling. To the east of the Appeal dwelling is a detached two storey dwelling known as Oldfield Lodge.
7. Together and amongst other things policies BE1 and H8 of the London Borough of Bromley Unitary Development Plan (UDP) require new development to be of a high standard of design and they should not detract from the street scene. The scale, form and materials of domestic extensions should respect or compliment the host dwelling and the surrounding area.
8. 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, whilst optimising the potential of the site.
9. With the proposal the eastern side of the resultant dwelling would remain lower than Oldfield Lodge and the gap between the two dwellings would remain unchanged at ground and first floor level. To the west the proposed extension would include a steeply pitched front and rear projecting gable with barn hips. This element of the scheme would occupy a spacious position alongside the

mature landscaped front garden of No.9 and with the materially larger and taller domestic building at No.9 to the rear. It would be separated from Oldfield Lodge by the eastern half of the Appeal dwelling and the undeveloped gap between the two dwellings.

10. The proposed extension would completely change the appearance of the host dwelling. However, the existing dwelling is of no particular architectural merit and the resultant dwelling would be well proportioned and would pick up on design features in the locality. Within the street scene as a whole, where it could be seen through and between mature planting, the resultant dwelling would respect and simply add to the diverse range of dwellings and be readily assimilated into the street scene.
11. Within the rear garden environment good sized gaps would be retained between the extended dwelling and the adjacent dwellings. Where it could be seen above boundary fencing and through mature tree and shrub planting the resultant dwelling would sit comfortably on the plot and would not appear over-dominant. Similarly, it would not result in a material loss of daylight, sunlight or privacy for the occupiers of the adjacent dwellings.
12. Finally, the Council has suggested the imposition of conditions relating to external materials and adherence to the submitted drawings. Both of these conditions are necessary to ensure that the proposed extension blends in appropriately with the host dwelling and in the interests of certainty.
13. I conclude that the proposal would respect the character and appearance of the street scene. It would therefore comply with policies BE1 and H8 of the UDP and the NPPF.

Elizabeth Lawrence

INSPECTOR