



Appeal Decision

Site visit made on 4 June 2019

by T A Wheeler BSc (Hons) T&RP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 July 2019

Appeal Ref: APP/G5180/D/19/3225594

6 Overhill Way, Beckenham BR3 6SW

- 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 and Mrs Paul and Yuki Fisher against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/18/05124/FULL6, dated 15 November 2018, was refused by notice dated 11 January 2018.
 - The development proposed is: Demolition of existing garage, construction of single storey side and rear extensions and loft conversion with part hip to gable roof alterations, rear dormer with Juliette balcony and rooflights to front.
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Decision 15 No

1. The appeal is allowed and planning permission is granted for the demolition of existing garage, construction of single storey side and rear extensions and loft conversion with part hip to gable roof alterations, rear dormer with Juliette balcony and rooflights to front at 6 Overhill Way, Beckenham BR3 6SW in accordance with the terms of the application, Ref DC/18/05124/FULL6, dated 15 November 2018, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 Scale Location Plan; Existing and Proposed Plans and Elevations drwg ref MMD/PYF/1805 Rev A dated 12 November 2018.

Procedural Matter

2. The proposal was described in the application form as: single storey side and rear extension and alterations to existing roof to provide additional accommodation, incorporating part hip gable, rear dormer, Juliette balcony and rooflights to front roof slope. The Council changed the description to that I have used in the banner, which is also used in the appeal form and is appropriate to the development proposed.
3. The Bromley Local Plan was adopted in January 2019 and I therefore give full weight to the policies in that plan.

Main Issues

4. In respect of the ground floor rear and side extensions and removal of the garage there is no dispute between the parties and I see no reason to take a different approach.
5. The main issue is the effect of the proposed alterations to the roof on the character and appearance of the area.

Reasons

6. The appeal property is situated in a pleasant residential suburb south of Beckenham. Overhill Way is a wide street, mostly composed of 2 storey semi detached houses with bays to front and hipped roofs. The appeal property (the property) is a typical example. A significant number of the houses on the street have carried out roof extensions to the side which in some cases have resulted in an unbalanced visual appearance when viewed from the street. The street forms part of a designated Area of Special Residential Character¹.
7. The focus of the disagreement between the parties is the design of the part hip roof extension. The Council considers that although not a full gable type roof, the design of the roof extension will be out of character and unbalance the appearance of the pair of semis. The appellants consider that the limited visibility of the proposed roof extension, when viewed from the street, would ensure that the proposal would not appear incongruous or lead to an unbalanced appearance.
8. On my site visit I observed the significant rise in the land from Overhill Way towards the property. The proposal would not increase the ridge height of the roof in comparison with the other half of the semi, no 8. Bearing this in mind the visual appearance of the proposal, viewed from street level, would be somewhat different from the impression gained from the elevational drawings submitted with the application. Whilst there would be a noticeable change to the appearance of the property, this would not go so far as to appear incongruous. Equally, there would be some disruption to the balance between the pair of dwellings, but not to the extent that this would be materially harmful to the character of the area.
9. I have noted that there are other roof extensions to the side on other properties in the area. The existence of other roof extensions should not detract from the Council's objective of ensuring a high standard of design in new proposals. However it is relevant to consideration of the application under saved policy H8 of the Unitary Development Plan, in force at the time the application was determined and Policy 6 of the Local Plan, which both acknowledge that where dormers are a feature within an area that will be a factor taken into account when deciding on the acceptability of proposals.
10. In order to provide certainty I attach planning conditions to limit the period of the consent to 3 years and to require the development to be carried out according to the plans submitted with the application. The application form confirms that the materials used will match the existing, therefore I do not attach a condition relating to that matter.

¹ Beckenham Place Park, Foxgrove Avenue & Foxgrove Road (part), Copers Cope

Conclusion

11. I therefore conclude that the proposal would accord with Policies BE1, H8 and H10 of the London Borough of Bromley Unitary Development Plan² and 6, 37 and 44 of the London Borough of Bromley Local Plan³ which seek, amongst other things, to ensure a high standard of design, protect and enhance Areas of Special Residential Character, ensure that alterations complement the existing property and in the case of dormer extensions, that they are of an appropriate design and sited away from prominent roof pitches unless dormers are a feature of the area.
12. For the above reasons the appeal is allowed.

Tim Wheeler

INSPECTOR

² Adopted July 2006, in force at the time of the determination of the application

³ Adopted 16 January 2019