
Appeal Decision

Site visit made on 9 July 2019

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26th July 2019

Appeal Ref: APP/G5180/D/19/3227353

8 Heathfield, Chislehurst BR7 6AE

- 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 Gannon against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/19/00405/FULL6, dated 24 January 2019, was refused by notice dated 22 March 2019.
 - The development proposed is replacement roof with raised ridge height to accommodate loft conversion with rear dormers.
-

Decision

1. The appeal is allowed. Planning permission is granted for replacement roof with raised ridge height to accommodate loft conversion with rear dormers at 8 Heathfield, Chislehurst BR7 6AE in accordance with the terms of the application, Ref: DC/19/00405/FULL6 dated 24 January 2019, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in strict accordance with the following approved plans 3261-18-PL001 REV P1, 3261-18-PL002 REV P1, 3261-18-PL003 REV P1 & S18/6771/01.

Procedural Matter

2. The description of the development has been altered from the application form on the decision notice and appeal form. However, the original description sufficiently describes the development and this is the basis on which this appeal has been determined.

Main Issue

3. The main issue is the effect of the proposals on the character and appearance of the area, including the Chislehurst Conservation Area.

Reasons

4. The appeal site is a contemporary detached house set on Heathfield, a residential street which is comprised of large detached properties of mixed design, scale and materials. Land levels slope very gently upwards from east to west.
5. The proposal is to increase the ridgelines at the property and provide three rear dormer windows in association with the provision of accommodation within the roof space.
6. The appeal site sits within sub-unit 13 'The Meadow/Heathfield' of the Chislehurst Conservation Area. The *Supplementary Planning Guidance Chislehurst Conservation Area* notes that this sub-unit is predominantly comprised of contemporary houses which do not contribute significantly to the character and appearance of the conservation area as a whole.
7. The increase in the roof ridgelines would add some limited bulk and prominence to the property. However, the host dwelling would still retain an appropriately proportioned and balanced appearance through the proposed roof design as it would be modest in scale and due to the incorporation of features that would be sympathetic to the host building and surrounding area.
8. Variety is evident in relation to ridgelines in the street. Some of this variety is due to the gently sloping nature of Heathfield and some is due to the varying scale of the dwellings. Because of this variation and as the neighbouring property at 6 Heathfield has higher ridgelines, the increase to their height proposed at the appeal property would not result in the dwelling appearing overly dominant or out of character with other properties within the street.
9. The rear dormer windows would be set down from the main ridgeline, would be well spaced and modestly sized and would have only very limited public visibility such that they would not have a significant impact on the street scene.
10. Consequently, the proposals would not negatively compromise the appearance of the host dwelling, and would have a neutral effect on the street scene generally and the significance of the conservation area.
11. As a result, the appeal proposals would not detract from the significance of the conservation area and would preserve its character and appearance. Consequently, they would comply with Policies 6, 37 and 41 of the London Borough of Bromley Local Plan (2019).

Conditions

12. Planning permission is granted subject to the standard three year time limit. Matching materials are required in the interests of the character and appearance of the area. It is also necessary that the development be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of certainty.

Conclusion

13. For the reasons above, I conclude that the appeal should be allowed.

T J Burnham

INSPECTOR