



Appeal Decisions

Site visit made on 12 September 2019

by R Morgan MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th October 2019

Appeal Ref: APP/G5180/D/19/3231722

71 The Crescent, West Wickham, Kent BR4 0HD

- 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 L Aldous against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/19/01336/FULL6, dated 19 March 2019, was refused by notice dated 8 May 2019.
 - The development proposed is rear and side single storey and first floor extensions with garage conversion.
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Decision

1. The appeal is allowed and planning permission is granted for rear and side single storey and first floor extensions with garage conversion at 71 The Crescent, West Wickham, Kent BR4 0HD in accordance with the terms of the application, Ref DC/19/01336/FULL6, dated 19 March 2019, 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 approved plan 2018/71THECRESCENT/P/01 rev A.
 - 3) 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.

Main Issue

2. The main issue is the effect of the proposed development on the living conditions of neighbouring occupiers at 73 The Crescent with particular regard to outlook and light.

Reasons

3. The appeal property is a two-storey house located on a residential street, with an attached garage at the side and a single storey rear extension. Although detached, the siting of 71 The Crescent (No 71) is close to its immediate neighbours, 69 and 73 The Crescent (No 73), with relatively narrow gaps between them.

4. The proposed development would increase the existing flat roofed single storey rear extension by approximately 3 metres in depth. In a continuation of the existing situation, the extension would be located close to, but set slightly away from, the boundary with No 73. The rear elevation of No 73 is also set in from the boundary and there is an existing 1.8 metre fence between the properties which would screen the proposed extension to a reasonable extent.
5. As a result of the separation between the existing and proposed buildings, the screening provided by the fence and the flat roofed design, the proposed development, although long, would not appear unduly dominant or overbearing when viewed from the neighbouring property. I agree with the appellant that, due to the relative positions of the buildings and windows, the proposed development would not cause unacceptable loss of light or overshadowing to No 73. There would be no loss of privacy but rather, a more private space close to the house would be created.
6. I conclude that the proposed development would not cause unacceptable harm to the living conditions of the occupiers of 73 The Crescent with regard to outlook and light. The proposal complies with Policy 37 of the Bromley Local Plan 2019 which, amongst other considerations, requires developments to respect the amenity of the occupiers of neighbouring buildings.

Conclusion

7. The appeal is allowed subject to conditions which, in addition to the standard period for commencement of development, are necessary in the interests of providing certainty and safeguarding the character and appearance of the area.

Rosie Morgan

INSPECTOR