
Appeal Decision

Site visit made on 13 January 2020

by Andre Pinto BA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 February 2020

Appeal Ref: APP/G5180/W/19/3240619

72 The Avenue, St Pauls Cray, Orpington, Kent BR5 3DJ

- 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 Smith against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/19/01959/FULL1, dated 2 May 2019, was refused by notice dated 28 August 2019.
 - The development proposed is described as construction of a two storey, two bedroom new dwelling with pitched roof.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effects of the proposed development on the character and appearance of the area.

Reasons

3. The appeal site is in a prominent corner location, spanning The Avenue and Bostall Road, within a residential area characterised by semi-detached two-storey dwellings located in large generous plots. The proportion of developed land in relation to the size of the plot is also broadly consistent across most of the area, including development within The Avenue and Bostall Road.
4. The area has an open and harmonious feel. The properties share a broadly consistent building line, set back from the main access road, with gardens and driveways located to the front of the properties. The presence of greenery contributes to soften the built form. Together, these features combine to give the area a pleasant, spacious and generally consistent quality.
5. The site, at the moment, is a grassed open area within the grounds of 72 The Avenue. The proposed development is for the erection of a new detached two-storey two-bedroom dwelling, with driveway and parking for two cars.
6. The footprint of the proposed development is consistent with the building line along The Avenue, which would allow for the proposed house to integrate with the existing development. Nevertheless, due to its prominent corner location,

the appeal development would also have to respond positively to the design and siting, including the building line, of properties along Bostall Road.

7. Due to the size, bulk and design of the proposed development, the new dwelling would significantly increase the density of the urban form and occupy most of the site's area, changing its character and appearance, from open green space, to a densely developed site.
8. Furthermore, the South elevation of the proposed development, facing Bostall Road, would sit very close to the edge of the site, and consequently, the road. Although properties along Bostall Road do not have such generous front gardens as those on The Avenue, and are more modest in nature, the proposed development would still sit significantly closer to the road than other developments along Bostall Road, detracting from the open character and appearance of the area.
9. Due to the site's prominent location, the negative impact of the proposed development on the open and verdant character of the area would be even more pronounced, causing a harmful effect on the street scene.
10. Therefore, the proposal would harm the character and appearance of the area. On this basis, the application would be contrary to Policy 7.4 which states that development should provide a high quality response to the surrounding area and Policy 7.6 which aims to ensure that architecture makes a positive contribution to the public realm of the London Plan (2015). Also Policy 4 on housing design, 8 which aims to secure adequate side space and 37 which promotes good design principles of the Bromley Local Plan (2019).

Other Matters

11. In making my assessment, I have had regard to the proposed reduction of the site's ground level thereby reducing the prominence of the development on the surrounding area. Nevertheless, for the reasons outlined above, particularly its corner location and dual aspect, the proposal would remain very prominent and cause harm to the character and appearance of the area, as identified.
12. I acknowledge there would be social and economic benefits through the provision of additional housing both during construction and in subsequent occupation. Furthermore, the proposed development would make a modest but worthwhile contribution to the Council's housing supply. However, as only one additional dwelling would be provided, these benefits are of limited weight, and as such, they are outweighed by the significant harm identified and the development plan conflict set out above.

Conclusion

13. In conclusion, and for the reasons given above, the appeal should be dismissed.

Andre Pinto

INSPECTOR