



Appeal Decision

Site visit made on 10 March 2020

by D Hilton-Brown BSc (Hons) CIEEM

an Inspector appointed by the Secretary of State

Decision date: 25 March 2020

Appeal Ref: APP/D5120/D/20/3244376

Rose Cottage, Perry Street, Crayford, Dartford DA1 4RH

- 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 V Mohan against the decision of the Council of the London Borough of Bexley.
 - The application Ref 19/02064/FUL, dated 21 August 2019, was refused by notice dated 19 November 2019.
 - The development proposed is a garage conversion to form a guest annex.
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Decision

1. The appeal is dismissed

Main Issue

2. The main issue is the effect of the development on the character and appearance of the garage and the surrounding area.

Reasons

3. The appeal would result in the conversion of the existing single storey domestic garage, which is set within the grounds of a detached residential chalet bungalow. The development would create a self-contained one-bedroom unit, which would be used as guest accommodation ancillary to the main dwelling.
4. The conversion would require the construction of a dormer window and 2 rooflights into the existing roof to enable the first-floor extension.
5. The proposed dormer window would be located in the side elevation of the pitched roof of the garage. This would face towards the chalet bungalow, Perry Street (A2000) and the junction between Perry Street and Mayplace Road East.
6. The dormer would have a prominent position within this side elevation of the building. This would be further exacerbated by the fact that the roof of this new structure would be almost level with the existing roof's ridgeline. It would therefore create an extension which would fail to be clearly subservient to the existing building. Thereby creating a bulky and incongruous feature which would dominate the structure and obscure the ridgeline and pitched roofed nature of the building.
7. Furthermore, the chalet bungalow has unobscured pitched roofs with clear ridgelines and a subservient gable end fronting onto the road junction. This proposed dormer would be at odds with the character and appearance of the

parent building and would create a prominent and discordant feature within the grounds of this residential property.

8. While I appreciate that this development is a stand alone dwelling with no neighbours, it is located in a prominent position in close proximity to the main road and junction. The proposed dormer would be clearly visible to pedestrians and people in motor vehicles traveling in a northerly direction up Perry Street and to those turning into Mayplace Road East from Perry Street.
9. I conclude that the proposed development would have a detrimental effect on the character of the garage and the surrounding area. As such, it would not accord with policies ENV39 and H9 and the Design and Development Control Guidelines 2 (DDG), of the Bexley Council Unitary Development Plan (2004), and Policy CS05 of the Bexley Core Strategy, Local Development Framework, Development Plan Document (2012) and Paragraph 127 of the National Planning Policy Framework (2019). Together these require development to be compatible with the character of existing and adjacent buildings and not adversely affect the streetscene. In addition, the DDG recommends that dormers face to the rear and are not detrimental to the form of the existing roof.

Conclusion

10. For the reasons detailed above and having regard to all other matters raised, I conclude the appeal should be dismissed.

D Hilton-Brown

INSPECTOR