



Appeal Decision

Site visit made on 22 June 2020 by Mariam Noorgat BSc (Hons)

Decision by Andrew Owen BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 July 2020

Appeal Ref: APP/D5120/D/19/3242779

122 Gravel Hill Close, Bexleyheath DA6 7PY

- The appeal is made under section 78 of the Town Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Leary against the decision of London Borough of Bexley Council.
 - The application Ref 19/02149/FUL dated 2 September 2019 was refused by notice dated 29 October 2019.
 - The proposed development is a two-storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension at 122 Gravel Hill Close, Bexleyheath DA6 7PY, in accordance with the terms of the application Ref: 19/02149/FUL, dated 2 September 2019, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 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 accordance with the following approved plans: Location Plan, 17/122/7A, 19/122/6A, 17/122/5A, 17/122/3A, 17/122/4A, 19/122/2A and 19/122/1A.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal site accommodates a two-storey detached dwelling and it is the last property on the southern end of Gravel Hill Close cul-de-sac. The appeal dwelling is setback a considerable distance compared to the majority of houses along the western side of Gravel Hill Close. It is therefore hidden from view

when approaching from the north on this road. It is also screened from the south by large trees, albeit deciduous, and set in from the southern pavement on Gravel Hill Close a considerable distance. As such, when approaching from most directions, it is not too conspicuous.

5. The main roof of the appeal dwelling is a gable roof with two hipped roof features at the front elevation. The houses along this road differ in style but are predominantly two-storey detached dwellings. Many of the properties include mono-pitched roofs to the front elevations at ground floor level but besides this, there is no strong sense of uniformity.
6. The proposed two storey side extension would be set back from the front elevation at first floor level and have a hipped roof design. Although the ridge would not be set down from the main roof ridge, these design features would demonstrate subservience to the present dwelling, regardless of its original built form. A generous set in from the southern side of Grave Hill Close would still be maintained and given the variety of property designs witnessed, combined with its hidden position from the remainder of Grave Hill Close, the design of the development would not appear conspicuous or harmfully incongruous within the street scene. Furthermore, the matching materials and hipped roof of the proposed development would complement the hipped roofs on the front elevation of the host dwelling. The proposed mono-pitched roof at ground floor level would also reflect the dwellings along Gravel Hill Close where this design is a common feature.
7. Based on the reasoning above, the proposed development would not have an adverse effect on the character and appearance of the area. It would therefore accord with Saved Policies ENV39 and H9 of the Bexley Council Unitary Development Plan, Adopted 28 April 2004, which seek to ensure developments are compatible with the surrounding area and ensure no overdevelopment in terms of scale and mass respectively.
8. The proposal would be contrary to the Design and Development Control Guidelines which advises a lower ridge line. However, the aforementioned design features such as the hipped roof and setback at first floor level would be sufficient to provide subservience. As such, the lack of adherence to the guidelines in this case does not harm the character and appearance of the area.

Conditions

9. In the interests of certainty, conditions are necessary to ensure the development is carried out in accordance with the approved plans and within three years of the date of this decision. Furthermore, in the interests of protecting the character and appearance of the area, a condition is necessary to ensure matching materials are used.

Recommendation and Conclusion

10. For the reasons set out above, and having had regard to all other matters raised, I recommend the appeal is allowed.

Mariam Noorgat

APPEAL PLANNING OFFICER

Inspector's Decision

11.I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Andrew Owen

INSPECTOR