



Appeal Decision

Site visit made on 13 July 2020 by C Brennan BAE (Hons) M.PLAN MIPI

Decision by Alex Hutson MRTPI CMLI MArborA

an Inspector appointed by the Secretary of State

Decision date: 17 August 2020

Appeal Ref: APP/G5180/D/20/3248901

109 Repton Road, Orpington BR6 9HT

- 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 Mrs Aleesha Johnson against the decision of the Council of the London Borough of Bromley.
- The application Ref DC/19/04197/FULL6, dated 30 September 2019, was refused by notice dated 20 December 2019.
- The proposed development is single storey rear extension & enlargement of first floor accommodation.

Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension & enlargement of first floor accommodation at 109 Repton Road, Orpington BR6 9HT, in accordance with the terms of the application, Ref DC/19/04197/FULL6, dated 30 September 2019, 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 buildings.
 3. The development hereby permitted shall be carried out in accordance with the approved plans: Site Location Plan; 1 Site Plans; 2 Existing Floor Plans; 3 Existing Elevations; 4 Proposed Floor Plans; 5 Proposed Elevations; and 6 Roof Plans.

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 Issues

3. The main issues are:
 - the effect of the proposal on the character and appearance of the area; and
 - the effect of the proposal on the living conditions of the occupiers of 107 Repton Road, with particular regard to light and outlook.
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Reasons for the Recommendation

Character and appearance

4. The appeal site accommodates a detached dormer bungalow on the eastern side of Repton Road. The surrounding area features two-storey dwellinghouses and bungalows of varying scale and design, with no coherent sense of uniformity characteristic of the wider streetscene. Whilst I note that the topography of the area slopes down from southeast to northwest, it did not appear to me that the ridge levels of properties consistently step down in this direction as the Council suggests. For example, No 99 is a bungalow situated to the northwest of the appeal site. However, No 97, a two-storey semi-detached property, lies to the immediate northwest of No 99 and has a much higher ridge height in comparison. There is also considerable variation between the ridge heights on the opposite side of the road, including Nos 78-82, with Nos 78 and 82 being two storeys and No 80 a bungalow. As such, it is my view that there is no consistent stepped roof profile which can be considered to be characteristic of the streetscene area.
5. The proposed extensions would result in a relatively larger property. However, the resultant scale of the appeal property following the proposed works would not appear overly dominant or visually intrusive when seen as part of the wider varied streetscene. I note that the neighbouring properties on either side of the appeal site are both bungalows and that no streetscene elevation was submitted as part of the application. Regardless, I am satisfied on the basis of my site visit and the evidence before me that the proposed extensions would not result in a property which would appear incongruous within its surrounding varied context.
6. For the above reasons, I conclude that the proposal would not cause unacceptable harm to the character and appearance of the area. It would therefore comply with Policies 6 and 37 of the London Borough of Bromley Local Plan 2019 (Local Plan). These policies require, amongst other things, development, including extensions, to complement the scale, form and materials of the host building, be compatible with development in the surrounding area, positively contribute to the existing streetscene and to be designed to a high standard.

Living conditions

7. No 109 lies broadly to the southeast of No 107. Given this, and the proposed increase in overall height and bulk of No 109, there is likely to be some additional shading to a side facing window of No 107. However, this is likely to be limited to morning hours only and, without any substantive evidence from the Council to demonstrate otherwise, not for a significant part of the day. Moreover, the Council does not clarify whether the window serves a habitable room. Even if this is the case, No 107 has generous levels of glazing to its front and rear elevations which would be unaffected by the proposal and thus any impact on sunlight to the side facing window would be unlikely to materially affect sunlight levels to the property as a whole. For similar reasons, and given the approximately 3.7m separation distance between No 107 and No 109, the proposal would be unlikely to result in any overwhelming sense of enclosure to the property of No 107.

8. For the above reasons, I conclude that the proposal would not cause unacceptable harm to the living conditions of the occupiers of 107 Repton Road with regard to light and outlook. It would therefore comply with Policy 37 of the Local Plan, which requires, amongst other things, development to respect the amenity of the occupiers of neighbouring buildings.

Conditions

9. The conditions which are imposed are those which have been suggested by the Council, with due regard given to the advice on imposing conditions as set out in the National Planning Policy Framework and the Planning Practice Guidance.
10. In addition to the standard timescale condition, I agree that a condition requiring that the scheme be built in accordance with the approved plans is necessary in the interests of clarity. I also agree that a condition relating to materials is necessary in the interests of character and appearance.

Conclusion and Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

C Brennan

APPEAL PLANNING OFFICER

Inspector's Decision

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

Alex Hutson

INSPECTOR