



Appeal Decision

Site visit made on 25 August 2020

by L Gilbert BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd November 2020

Appeal Ref: APP/G5180/D/19/3243814

2 Annesley Place, Bromley, BR2 9TQ

- 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 R Osseiran against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/19/04383/FULL6, dated 12 October 2019, was refused by notice dated 5 December 2019.
 - The development proposed is conversion of existing garage into habitable room.
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Decision

1. The appeal is allowed and planning permission granted for the conversion of the existing garage into a habitable room at 2 Annesley Place, Bromley, BR2 9TQ in accordance with the terms of the application, Ref DC/19/04383/FULL6, dated 12 October 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 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:
900-CPFE-BR29TQ (elevations); 901-CPFP-BR29TQ (floor plans);
904-LP-BR29TQ (location plan); 905-BP-BR29TQ (block plan).

Main Issue

2. The main issue is the effect on car parking demand and highway safety.

Reasons

3. The appeal property comprises a three-storey end of terrace house in a cul-de-sac within a modern estate. The appeal property, along with others in Annersley Place, have integral garages and front driveways. Parking across the whole estate takes a variety of forms including garages, driveways, parking bays and communal car parking.
4. The appellant has provided detailed dimensions of the garage, arguing its size and irregular shape is inadequate for a family size vehicle. This observation accords with the views of other residents canvassed in the appellant's

evidence. The consensus expressed by the residents is that the garages are too small for many modern vehicles and are consequently not used for their original intended purpose. From my own observations on site, I concur with this view. I consider that the size and shape of the garage makes entering and exiting with a family car extremely difficult. This deters use of the garage for parking.

5. The reality is that the garage is not currently being used for its intended purpose, and so in practice there would no displacement of car parking such as to cause harm to highway safety. I acknowledge that allowing the appeal would permanently remove the possibility of using the garage in the future. That said, because of its inadequate size, any future use for parking a vehicle would be unlikely in any event.
6. Moreover, there is no evidence before me to suggest that there is an existing parking problem in the locality that would warrant dismissing this appeal. The Council has mentioned that allowing the appeal could set a precedent, although I note that it has recently granted permission for a similar garage conversion in the locality¹.
7. Whilst the appeal proposal would not quite achieve the car parking standard specified by Policy 30 of the Bromley Local Plan, I am satisfied that the proposal would not lead to an unacceptable increase in car parking demand in the area or harm highway safety.
8. Conditions requiring compliance with approved plans and matching materials are necessary for certainty and to protect the character of the area. For the reasons above, I conclude the appeal should be allowed.

L Gilbert

INSPECTOR

¹ 19/04312 granted 5 December 2019