p

The Planning Inspectorate

Appeal Decision

Site visit made on 26 November 2020

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 December 2020

Appeal Ref: APP/D5120/W/20/3250769
385 Bedonwell Road, London, SE2 0SE

- 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 Mitchell against the decision of the Council of the London Borough of Bexley.
- The application Ref 20/00016/FUL, dated 3 January 2020, was refused by notice dated 31 March 2020.
- The development proposed is a loft conversion with gable end and rear dormer with a/c unit, and new porch and garden room.

Decision

1. The appeal is allowed and planning permission is granted for a loft conversion with gable end and rear dormer with a/c unit, and new porch and garden room at 385 Bedonwell Road, London, SE2 0SE in accordance with the terms of the application Ref 20/00016/FUL, dated 3 January 2020, 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Statutory Instrument revoking, re-enacting or amending that Order), no windows shall be formed in the side elevations of the extension hereby permitted.
    4) The use of the garden room hereby permitted shall be used solely for purposes incidental to the enjoyment of the private dwelling house at 385 Bedonwell Road and shall not be used as a separate unit of accommodation, or for any business, trade or profession.
    5) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, [G]-01 Rev-A, [G]-02 Rev-A, and [G]-03.

Reasons

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.

3. The appeal property is one half of a pair of semi-detached houses. The immediate residential area sees a variety of terraced, semi-detached and detached houses and bungalows. These have differences in their design, with some properties having gabled ends fronting the road whilst others have hipped roofs and bay frontages. Materials used in the buildings range from pebbledash to render, brick and tile. This gives diversity to the streetscene.

4. There have been extensions to a number of properties. This includes side extensions and additions to the roof that have seen a change from hipped roofs to gables or large dormer additions. The adjoining pairs of houses at both 379 & 381 Bedonwell Road and at 387 & 389 Bedonwell Road have seen a change in the hipped roof to a gable end on one half of the pair of those properties, namely at No. 379 and at No. 389.

5. The extensions to the adjoining properties have led to an imbalance to those pairs of properties. However, this has not been detrimental to the general character of the area. As noted, there is diversity in appearance, scale and form along the road. The extended and altered properties that adjoin are seen in this context. The proposed development at No. 385 would be seen in a similar context. The creation of a gable end to the house and a rear dormer would lead to a loss of symmetry when seen from the street, but that is not a feature which is a fundamental and important character of the area.

6. I saw at my site visit that the rear garden area to the Bedonwell Road properties contain a variety of single storey outbuildings and garages. The proposed garden room to the rear of the appeal property would be of a scale and design that is in keeping with these buildings and the locality.

7. On the main issue it is concluded that the proposed development would not be harmful to the character and appearance of the surrounding area. Thus, it would comply with Policies H9 and ENV39 of the London Borough of Bexley Unitary Development Plan (2004), and Policy CS01 of the London Borough of Bexley Core Strategy (2012) whose objectives include, amongst other matters, that residential extensions are of a high standard of design that is compatible with the character of the existing building, adjacent buildings, and the surrounding area.

8. The appeal is therefore allowed. I have attached a condition requiring matching materials, to ensure a satisfactory appearance to the development and a condition to ensure no additional windows, to avoid overlooking of neighbouring properties. I have attached the Council's suggested condition restricting the use of the proposed outbuilding to purposes incidental to the main dwelling, in order to prevent an over-intensive use of the site that may be harmful to living conditions.

9. I have also attached a condition specifying the relevant drawings as this provides certainty. I have altered the wording of some conditions in the interests of precision.

C J Leigh

INSPECTOR