



Appeal Decision

Site visit made on 1 December 2020 by Thomas Courtney BA(Hons) MA

Decision by Zoe Raygen Dip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 January 2021

Appeal Ref: APP/G5180/D/20/3261048

31 Links Road, West Wickham BR4 0QN

- 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 Celo Gjollashi against the decision of the London Borough of Bromley Council.
 - The application Ref DC/20/02624/FULL6, dated 14 July 2020, was refused by notice dated 9 September 2020.
 - The development proposed is a garage replacement, two storey side/rear extension and ground floor conservatory replacement with permanent construction with materials to match existing.
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Decision

1. The appeal is allowed and planning permission is granted for a garage replacement, two storey side/rear extension and ground floor conservatory replacement with permanent construction with materials to match existing at 31 Links Road, West Wickham, BR4 0QN, in accordance with the terms of application Ref DC/20/02624/FULL6, dated 14 July 2020 and subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. TQRQM20196112930329, Links Rd31 01, Rd31 02, Rd31 03, Rd31 04.
 - 3) 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.

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 for the Recommendation

4. The appeal property is located on the northern side of Links Road and comprises a two-storey semi-detached dwelling. It lies within an established residential area characterised by semi-detached dwellings with long rear gardens and small gaps between the buildings.
5. The resultant 0.9m separation distance between the proposed two-storey side extension and the common boundary with the neighbouring property at No. 33 only marginally falls short of the 1m separation distance normally required by Policy 8 of the Bromley Local Plan (2019). Furthermore, when seen from the road, the proposed front elevation would appear much the same as the existing. The replacement garage would maintain a discreet single-storey profile and the proposed two-storey element would be flat-roofed and set-back from the front of the property by a considerable distance thus reducing its general scale and visual impact. The resultant visual separation between the two properties would ensure the side extension would not be prominent and a sufficient degree of openness would be maintained which would tie in with the streetscene and character of the area.
6. Given the above, the proposed development would not result in a cramped form of development, detrimental to the spatial standards of the area and visual amenities of the streetscene. Therefore, whilst the development conflicts with development plan Policy 8 of the Bromley Local Plan (2019) regarding the 1m separation distance, the proposal would not, for the reasons above, have a harmful effect on the character and appearance of the area, the protection of which is a key underlying aim of the policy. Therefore, there would be no conflict with the development plan as a whole.

Conditions

7. The Council has suggested a number of conditions that it would wish to see imposed in the event that the appeal was successful. I have considered the suggested conditions against the advice on conditions set out in the National Planning Policy Framework and the Planning Practice Guidance.
8. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I have also included a condition requiring the external materials match the existing building, to protect the character and appearance of the area.

Recommendation

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

Thomas Courtney

APPEAL PLANNING OFFICER

Inspector's Decision

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

Zoe Raygen

INSPECTOR