



Appeal Decision

Site visit made on 10 June 2021

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 July 2021

Appeal Ref: APP/G5180/D/21/3269338

128 Jackson Road, Bromley, BR2 8NX

- 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 L Pearce against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/20/04217/FULL6, dated 8 October 2020, was refused by notice dated 2 February 2021.
 - The development proposed is conversion of existing side garage into habitable accommodation, construction of a single storey glazed link between the house and garage, side roof dormer, elevational alterations including new windows, construction of front porch and renewal of roof coverings.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a two storey gable roofed side extension, the construction of a single storey rear extension, the construction of a rear dormer window, and the conversion of the attic void into habitable rooms at 128 Jackson Road, Bromley, BR2 8NX in accordance with the terms of the application DC/20/04217/FULL6, dated 8 October 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) The development hereby permitted shall be carried out in accordance with the following approved plans: JR-984-PD-01, JR-984-PD-02, JR-984-PD-03, JR-984-PD-04, JR-984-PD-05 & JR-984-PD-06.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and the wider area.

Reasons

3. I am informed the appeal property was originally a pair of cottages and is now a single house. The original roof form followed this original arrangement, ie two pitched roofs meeting in a valley. I am further informed the appeal property has been identified by the Council as being locally listed. The buildings retain an indication of their original form and this, together with their age, represents the significance of the buildings as a non-designated heritage asset.
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4. The proposals in this appeal contain the same elements of work as permitted under an extant permission DC/20/01687/FULL6, with the sole difference being the creation of a single hipped roof across the whole property.
5. I acknowledge this new roof design would change the appearance of the property. However, this change would not have a harmful effect on the character of the property or wider area. The design and scale of the new roof would be well-proportioned for the extended and altered house. The associated works to the property include a new entrance with porch that unifies the building as a single house and, together with the new roof form and the modest increase in height, the result of this would be a house of good design and scale. The significance of the building as a non-designated heritage asset would not be harmed.
6. The appeal property sits well back from the road in an area where there is a diverse range of buildings, with 19th Century, early, mid and late 20th Century houses. No. 128 itself is set back from Jackson Road itself and is seen against the modern houses of Hathaway Close and Aragon Close to the east. The altered and extended appeal property would therefore sit comfortably within this mixed character.
7. Policies D1, D3 and D4 of the London Plan 2021, and Policies 6 and 37 of the London Borough of Bromley Local Plan 2019 seek to ensure that new development respects the host dwelling and is compatible with development in the surrounding area. Policy 39 of the Local Plan requires proposals to extend and alter locally listed buildings to be sympathetic to their character, appearance and special interest. The proposals would satisfy these requirements, and hence no harm would occur to the character and appearance of the host property or the wider area.
8. The single storey extension, side dormer and new windows have been granted permission under DC/20/01687/FULL6. I further saw that their position and design would not lead to any appreciable overlooking effect on neighbours or overbearing impact. The appeal is therefore allowed. I have attached a condition requiring matching materials to ensure a satisfactory appearance to the development. A condition specifying the approved plans is attached in the interest of precision.

C J Leigh

INSPECTOR