

Appeal Decision

Site visit made on 20 July 2021

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2021

Appeal Ref: APP/G5180/D/21/3274310

30 Pondfield Road, Hayes, Bromley BR2 7HS

- 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 Ms Danielle Parr against the decision of the London Borough of Bromley Council.
 - The application Ref. DC/21/00690/FULL6, dated 10 February 2021, was refused by notice dated 14 April 2021.
 - The development proposed is for alterations to roof with hipped gable walls and construction of side elevation dormers and single storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the appeal proposal upon the character and appearance of the area.

Reasons

3. The appeal site is located at the end of a residential cul-de-sac within a group of detached bungalows some of which, including the subject dwelling, have rooflights installed to their loft spaces. The proposal would be seen from the adjoining tennis club, but its principal views would be from Pondfield Road itself.
4. I note that the overall height of the dwelling would not increase as a result of the proposal, but nonetheless the roof would be extended to the front and rear, in addition to the construction of 2no flat roof box dormers to either side.
5. By virtue of the host dwelling's orientation, the south-eastern side of the extended roof would be highly visible within the street scene, along with its front elevation. The significant increase in bulk would deviate away from the existing simple architecture of the appeal dwelling and its immediate neighbours, giving rise to over-scaled additions that would appear incongruous and harmful to the character and appearance of the area.
6. I note the reference to planning permission being granted for a loft conversion and single storey side extension pursuant to Ref. DC/19/01899/FULL6, however that is a materially different scheme to that which is before me.

7. Whilst I accept that the proposal would create an enlarged family home for the appellant, this and other factors in favour of the proposal do not outweigh the harm that the proposal would cause upon the character and appearance of the area.
8. I therefore find that the proposal conflicts with Policies 6 and 37 of the London Borough of Bromley Local Plan (2019) which together require residential extensions and their scale and form to respect or complement those of the host dwelling, and be compatible with development in the surrounding area; whilst dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches so as to be imaginative and attractive to look at, as well as positively contributing to the existing street scene.

Conclusion

9. Having regard to the above and all other matters raised, I conclude that the appeal be dismissed.

C J Tivey

INSPECTOR