
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: 27 August 2021

Appeal Ref: APP/G5180/D/21/3274920

66 Avondale Road, Bromley BR1 4EZ

- 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 A Nazran against the decision of the London Borough of Bromley Council.
 - The application Ref. DC/20/03786/FULL6, dated 18 September 2020, was refused by notice dated 15 April 2021.
 - The development proposed is for a two storey side extension with hip to gable roof above.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension with hip to gable roof above at 66 Avondale Road, Bromley BR1 4EZ, in accordance with the terms of the application Ref DC/20/03786/FULL6, dated 18 September 2020, subject to the conditions set out below:
 1. The development hereby permitted shall begin not later than three years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 Location Plan, 01B, 02A, 03A, 04A, 05B, 07C, 08, 09B, 10A, 11A, 12A and 13B.
 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.

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 within a residential area where there is a wide mixture of both detached and semi-detached houses, many of which have been altered and extended over time; and where there is no one clearly discernible architectural theme. 66 Avondale Road is located at the junction with Alexandra Crescent and includes a bay fronted single storey side extension which appears slightly incongruous in its design by virtue of its forward projection, flat roof and buttresses to its flank elevation.

4. I accept that the extension would be quite wide, although not as wide as the existing single storey extension which is proposed to be demolished. A gap of some 3m between it and the side boundary would be created which far exceeds the minimum 1m space advocated by Policy 8 of the London Borough of Bromley Local Plan (2019). Within Policy 8's paragraph b, it states that where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space. As with the design and overall scale of dwellings within the locality, there is no prevailing pattern of distances between dwellings and their side boundaries, nonetheless, I consider that the side space to be created would be generous.
5. It is true that the gable end roof would add to the overall mass of the dwelling as proposed to be extended, however such features are not uncommon within the area; and notwithstanding the fact that the appeal site is in a prominent location, in many ways the scheme would improve the character and appearance of the host dwelling.
6. I therefore find that the proposal would not appear out of character with the surrounding development or the area generally, and in addition to complying with Local Plan Policy 8, I consider that the proposal also complies with Local Plan Policy 37 which states that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout, being expected to meet a number of criteria set out therein, including being of good architectural quality and complementing the scale, proportion, form, layout and materials of adjacent buildings and areas; as well as positively contributing to the existing street scene.

Conclusion and Conditions

7. Therefore for the reasons set out above and having regard to all other matters raised, I conclude that the appeal should succeed.
8. Other than the standard time limit condition, the Council recommends that conditions are imposed that require the development to be carried out in accordance with the approved plans and that materials match the existing building. I consider that in the interests of the character and appearance of the area, these conditions are necessary.

C J Tivey

INSPECTOR