



Appeal Decision

Site Visit made on 24 August 2021

by L Douglas BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 September 2021

Appeal Ref: APP/G5180/W/20/3262917

94A Wickham Road, Beckenham BR3 6QH

- 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 P Patel against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/20/02339/FULL1, dated 27 June 2020, was refused by notice dated 21 October 2020.
 - The development proposed is "Sub-division of the existing duplex apartment into 2nr two bedroom flats and the construction of a rear, second floor dormer extension".
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Decision

1. The appeal is allowed and planning permission is granted for the proposed sub-division of the existing duplex apartment into 2nr two bedroom flats and the construction of a rear, second floor dormer extension at 94A Wickham Road, Beckenham BR3 6QH in accordance with the terms of the application, Ref DC/20/02339/FULL1, dated 27 June 2020, subject to the attached Schedule of Conditions.

Preliminary Matters

2. The Council's appeal statement advised that they would not be contesting the appeal, as they consider the proposed development to be acceptable, subject to suggested conditions.

Reasons

3. The appeal site is part of a parade of commercial units with flats above. The proposal would create an additional flat within a rear dormer extension. Neighbouring properties have been extended to various degrees at ground, first and second floor levels along the rear elevation of the parade. In this context the proposal would not appear out of place. The area to the rear of the appeal site is evidently well-used by neighbouring businesses and the proposal would not increase the level of activity in this area by an unacceptable degree. Two parking spaces at the rear of the appeal site would be retained, which the Council have confirmed would be appropriate for the proposal.
4. The proposal would therefore accord with Policies 4, 6, 30 and 37 of the Bromley Local Plan (2019). These policies require, amongst other things, residential development to be compatible with the surrounding area, with integrated off-street parking arrangements of appropriate standards.

Conditions

5. It is necessary to attach a condition requiring the commencement of development within the relevant timeframe and a condition identifying the approved plans, in the interests of clarity. A condition requiring the use of external materials to match the existing building is reasonable and necessary to ensure the proposal blends appropriately with its surroundings.
6. A condition requiring details of a construction management plan prior to the commencement of development would be reasonable and necessary to ensure the living conditions of neighbouring residents and pedestrian and highway safety are appropriately protected throughout the duration of building works in this location; however, there should be no need for wheel washing facilities to be provided, considering the scale of the proposal. Conditions requiring details of bicycle and refuse storage facilities prior to the first occupation of the new dwelling would also be reasonable and necessary to encourage cycling as an alternative means of transport, and to ensure the character and appearance of the area and the living conditions of residents are respected. Sufficient details showing the form, appearance and capacity of these facilities have not been provided on the submitted plans.
7. There is no need for a condition prohibiting the use of the flat roof of 94A Wickham Road as a balcony or sitting out area because the flat roof has not been constructed, and may not be constructed. It does not form part of this application for planning permission, and the proposal does not include any direct access to the potential future flat roof. It would therefore be unreasonable and unnecessary to attach such a condition in this instance.
8. A condition requiring the completion of the parking spaces shown on the submitted plans prior to the first occupation of the approved dwelling, and their future retention, is required to ensure adequate parking arrangements are in place in the interests of pedestrian and highway safety.

Conclusion

9. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, I therefore conclude that the appeal should be allowed.

L Douglas

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not 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: 6507-02 Location Plan, 6507-03 Block Plan, 6507-08 Existing Floor Plans, 6507-09 Existing Elevation Plans, 6507-23 Proposed Floor Plans, 6507-24 Proposed Elevation Plans.
- 3) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) measures to control the emission of noise during construction;
 - v) measures to control the emission of dust and dirt during construction;
 - vi) delivery, demolition and construction working hours.The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 4) Prior to the first occupation of the dwelling hereby permitted, details of bicycle storage facilities shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling hereby permitted.
- 5) Prior to the first occupation of the dwelling hereby permitted, details of refuse storage facilities shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling hereby permitted.
- 6) Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.
- 7) No dwelling shall be occupied until space has been laid out within the site in accordance with drawing no. 6507-23 for two cars to be parked and that space shall thereafter be kept available at all times for the parking of vehicles.