



Appeal Decision

Site visit made on 10 November 2021

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 December 2021

Appeal Ref: APP/D5120/D/21/3279656

143 Lion Road, Bexleyheath, DA6 8PB

- 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 Mrs Bhardwaj against the decision of the Council of the London Borough of Bexley.
 - The application Ref 20/03252/FUL, dated 8 December 2020, was refused by notice dated 27 May 2021.
 - The development proposed is a new ground floor rear extension, two storey side extension, loft conversion and related internal changes; new skylight.
-

Decision

1. The appeal is dismissed.

Reasons

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.
 3. The appeal property is on a street where there is a variety of detached, semi-detached and short terraces of housing. There have been extensions and alterations to properties, which the appellant has drawn my attention to, but there is a general consistency in houses having pitched roofs of appropriate proportion, scale and design to the buildings.
 4. No. 143 itself is set on a gentle curve of the road where a small group of detached houses front the road. It is of simple and traditional form with a gable front with bay window set forward from the main building mass of the house, and a pitched hipped roof over the house. The curve of the road means the houses in this small group are stepped in their siting, which leads to clear views of the south elevation of No. 143.
 5. The proposal would see a two storey side extension which would also project rearward from the house and a rear dormer window. Whilst this side extension would be set back from the existing front building line of the house, the roof form of this extension is of concern. The works would remove the hipped roof on the southern elevation to a gable end which would have an awkward junction with a new crown roof formed over the proposed dormer and the side extension.
-

6. This crown roof would then extend over the side extension beyond the original rear building line, with the extension further showing a large blank northern elevation at first floor and roof level with another uncomfortable junction between the flat crown roof, the dormer, a pitched roof and the side elevation.
7. All these elements of the roof form would create a house that appears incongruously prominent in the streetscene. The design and scale of this change would be particularly noticeable in the area due to the stepped siting of the house that makes the side elevation of the property visible in long views. The resulting changes to the house would be at odds to the general appearance of the area, contrary to Policy CS01 of the Bexley Core Strategy 2012 and saved Policies H9 and ENV39 of the Bexley Unitary Development Plan 2004, whose objectives include, amongst other matters, that residential extensions are of a high standard of design, and their siting, design and appearance are compatible with the character of the existing building and adjacent buildings. The appeal is therefore dismissed.

C J Leigh

INSPECTOR