



Appeal Decision

Site visit made on 15 March 2022

by J Davis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21ST March 2022

Appeal Ref: APP/D5120/D/21/3287624
22 Camden Road, Bexley, DA5 3NR

- 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 Chapman against the decision of the Council of the London Borough of Bexley.
 - The application Ref 21/01861/FUL, dated 3 June 2021, was refused by notice dated 7 September 2021.
 - The development proposed is described as 'Erection of a single-storey side extension to be used as garaging. The existing garden area to be developed consists of hard standing and grass. A perimeter path (rainwater permeable) will be established to provide access around the garage and the existing driveway adapted to provide access to the proposed garage. The existing garden wall (in need of structural works) will be adapted and repaired to suit'.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a single-storey side extension to be used as garaging. The existing garden area to be developed consists of hard standing and grass. A perimeter path (rainwater permeable) will be established to provide access around the garage and the existing driveway adapted to provide access to the proposed garage. The existing garden wall (in need of structural works) will be adapted and repaired to suit at 22 Camden Road, Bexley, DA5 3NR in accordance with the terms of the application, Ref 21/01861/FUL, dated 3 June 2021, subject to the following 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: 21CCR: 000; 21CCR 001; 21CCR 002; 21CCR 003; 21CCR 004; 21CCR 006; 21CCR 007; 21CCR 008; 21CCR 009; 21CCR 010.
 - 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.
 - 4) The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Main Issue

2. The main issue is the effect of the proposed extension on the character and appearance of the host dwelling.

Reasons

3. The appeal property is a detached dwelling, located within an irregular shaped plot. It is accessed from Camden Road via a private drive, which also provides access to 20 Camden Road.
4. The proposal is for an attached single storey double garage to the side of the existing dwelling. The area to the side of the existing dwelling is fully enclosed by walls and fencing and comprises of grass and hard standing.
5. The existing dwelling has already been extended to the side over two floors, resulting in a relatively wide property. The proposed garage would further add to the overall width of the dwelling. However, other than for the dummy tiled pitch roof to the front, the garage would have a flat roof. The proposed garage would be single storey, with a maximum height of about 3.8m to the top of the dummy pitch, with a lower flat roof section behind.
6. In my view, due to its significantly lower height and set back from the front elevation of the main dwelling, the garage would appear subservient to the remainder of the host property. Moreover, whilst the proposed garage would result in the dwelling being wider than most in the local area, its positioning to the side of the dwelling in a relatively private and secluded plot would ensure that it would not result in any harm to the wider street scene.
7. The design of the proposed extension, with a tiled, dummy pitch roof to the front, would respect the character and appearance of the existing dwelling. The rear garden of the dwelling would not be affected by the proposal and having regard to the overall size of the plot, I do not consider that the proposal would lead to an overdevelopment of the site.
8. For the above reasons I am satisfied that the proposal would not have a harmful effect on the character and appearance of the host dwelling. Thus, it would accord with the relevant provisions of saved Policy H9 of the Bexley Unitary Development Plan (2004) and Policies D3 and D4 of the London Plan (2021) which collectively require development to be of a high standard of design and to be compatible with the character of the existing building. It would also comply with the design objectives set out in Chapter 12 of the National Planning Policy Framework (2021).

Other matters

9. With regard to third party comments, given the single storey height of the proposal garage, I am satisfied that the proposal would not materially harm the outlook from 30 Camden Road or significantly detract from the enjoyment of its rear garden.
10. I am also satisfied that the proposal is not of scale such that its use as additional garaging would result in any significant increase in pollution on or around the site.

Conditions

11. A condition requiring the use of matching materials is necessary to protect the character and appearance of the dwelling and the local area. I have also imposed a condition specifying the relevant plans to provide certainty. I shall also impose a condition restricting the use of the roof of the extension in order to safeguard the living conditions of the occupiers of the neighbouring dwelling.

Conclusion

12. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

J Davis

INSPECTOR