



Appeal Decision

Site visit made on 18 March 2022

by David Smith BA(Hons) DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd March 2022

Appeal Ref: APP/G5180/W/21/3285115

SSVT Super Stores, 5 Beckenham Road, West Wickham, BR4 0QR

- 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 InPost UK against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/21/02470/FULL1, dated 18 May 2021, was refused by notice dated 1 October 2021.
 - The development proposed is installation of InPost parcel locker.
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Decision

1. The appeal is dismissed.

Main Issue

2. The parcel locker has been installed and the main issue is its effect on the character and appearance of the area and on the safety and security of the occupiers of 5A Beckenham Road.

Reasons

Character and appearance

3. The locker has been constructed directly in front of the shopfront of a local convenience store. It extends across about half of its width and is just over 2.4m high. The appellant's statement refers to materials of steel in a neutral colour with minimal branding. However, the locker now has a dark finish with extensive explanatory lettering in white. The site is within a short parade which is part of a wider commercial grouping around the junction with Ravenswood Crescent and Red Lodge Road.
4. Although the locker is modest in size and has a fairly simple design it is highly prominent across the front forecourt. This metal box and its protective canopy protrudes in front of the established line of the shopfronts and obscures part of the window display. It is an unexpected and jarring feature that clutters up the frontage of the shop unit. Overall the locker is obtrusive and harms the character and appearance of the area. It is contrary to Policy 37 of the Bromley Local Plan which is concerned with the general design of development and expects this to be of a high standard.

Safety and security

5. The locker is alongside the door serving an upper level residential unit. On exiting the flat any occupiers would have their view in one direction impeded to a limited degree. Good natural surveillance is important but the locker

incorporates three CCTV cameras and may increase footfall in the evenings outside of normal shop hours as people come to make collections. Therefore, in the round, the locker does not jeopardise the safety and security of the occupiers of 5A Beckenham Road. There is no conflict with the parts of Policy 37 which refer to amenity and including crime prevention measures.

Other material considerations

6. As acknowledged by the Inspector in an appeal at Cobham, the development provides certain benefits which help achieve the sustainability objectives of the National Planning Policy Framework (Ref: APP/K3605/W/21/3271102). In general, congestion and emissions are reduced and air quality improved by a central collection point with scope for linked trips. Local businesses may also benefit from more people coming into the area.
7. These considerations also gain support from Local Plan policies which seek to relieve congestion and reduce carbon dioxide. Paragraph 10.7.5 of The London Plan of 2021 specifically refers to parcel boxes as a way of addressing missed deliveries. However, the Framework also seeks to achieve well-designed places. The proposal adds an item of unwelcome paraphernalia in a highly visible location where it looks out of place. Furthermore, there is no evidence that similar advantages for West Wickham could not be derived if the locker were sited more discretely as shown in the overview information.
8. Therefore, these considerations do not outweigh the harm to the character and appearance of the area and the proposal does not accord with the development plan as a whole.

Conclusion

9. For the reasons given above the appeal should not succeed.

David Smith

INSPECTOR