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# Appeal Decision

Site visit made on 3 August 2022

**by H Miles BA(hons), MA, MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 12<sup>th</sup> August 2022**

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**Appeal Ref: APP/G5180/D/22/3293819**

**122 Ridley Road, Bromley BR2 0EU**

- 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 David against the decision of London Borough of Bromley.
  - The application Ref DC/21/04682/FULL6, dated 21 September 2021, was refused by notice dated 25 January 2022.
  - The development proposed is two storey side extension and extension to dormer to facilitate extended loft.
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## Decision

1. This appeal is dismissed.

## Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

## Reasons

3. This part of Ridley Road is characterised by two storey semi-detached dwellings, which are largely consistent in appearance. Buildings are separated by a vehicle access. Although there has been some development at ground floor in these gaps, the break in development is clear, particularly at first floor and above. No. 122 shares these characteristics. These regular gaps between pairs results in an attractive sense of spaciousness and uniformity to the development in this road.
4. There is an existing side extension at no. 107<sup>1</sup> which is set back from the frontage and down from the ridge and as such appears secondary to the main dwelling. There are also side extensions to 116<sup>2</sup> and 142<sup>3</sup>, however these properties are at the ends of this group of dwellings and therefore their context, particularly in terms of their effect on openness between buildings differs. Furthermore, such extensions are uncommon and do not form an overriding part of the character and appearance of the area.
5. The appeal scheme would create a two storey side extension to 122 Ridley Road. It would be aligned with the front elevation of the host property, extend to the site boundary and to the ridge height, and would increase the size of the rear dormer.

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<sup>1</sup> LPA ref: 20/00157/FULL6

<sup>2</sup> LPA ref: 07/00748/FULL6

<sup>3</sup> LPA ref: 08/03978/FULL6

6. The proposed development would significantly reduce the separation between adjoining properties and would harmfully undermine the open and regular pattern of development in this road. The size and bulk of the alterations on this plot would also result in the host dwelling appearing as unacceptably dominant in the streetscene. It would not provide the minimum 1 metre space from the side boundary as required by Policy 8 of the Local Development Framework Local Plan, London Borough of Bromley Planning Division, January 2019) (Local Plan) which, in part, results in the harmful effects described above.
7. Therefore, the proposed development would be harmful to the character and appearance of the area. As such, in this respect, it would be contrary to Policies 6, 8 and 37 of the Local Plan. Together these provide criteria to achieve a high standard of design from all new development including residential extensions and with particular regard to side space.

### **Other Matters**

8. The proposed development would improve the size and quality of accommodation at this property. However, the development relates to alterations to a single existing dwelling, therefore these benefits are minimal in scale. Consequently, they would not outweigh the notable public and permanent harm to the character and appearance of the area, which is contrary to the development plan.

### **Conclusion**

9. The proposal would not accord with the development plan and there are no other considerations to indicate that the appeal should be determined otherwise. Therefore, for the reasons given above, I conclude that the appeal should be dismissed.

*H Miles*

INSPECTOR