

Appeal Decision

Site visit made on 10 August 2022 by R Dickson BSc (hons) MSc

Decision by L McKay MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 September 2022

Appeal Ref: APP/G5180/D/22/3293696

302 Pickhurst Lane, West Wickham BR4 0HT

- 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 & Mrs S Sutton against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/21/05292/FULL6, dated 4 November 2021, was refused by notice dated 13 January 2022.
 - The development proposed is for a first floor side extension, garage conversion and rear elevational alterations.
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Decision

1. The appeal is allowed and planning permission is granted for first floor side extension, garage conversion and rear elevational alterations at 302 Pickhurst Lane, West Wickham BR4 0HT in accordance with the terms of the application, Ref DC/21/05292/FULL6, dated 4 November 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: 21051-01, 21051-05, 21051-06 and 21051-07.
 - 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.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The garage conversion has already been undertaken, therefore I have considered the appeal on this basis

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the area.

Reasons for the Recommendation

5. Pickhurst Lane is a residential road running parallel to the B251. It comprises detached properties of similar scale and material palette, but each with different architectural detailing and a variety of roof forms. It appears that some properties have been altered, however owing to the diverse appearance of the properties on Pickhurst Lane, it is not immediately obvious where alterations and extensions have occurred.
6. The proposed first floor side extension would significantly increase the width of the property at first floor level, altering the appearance and proportions of the host dwelling and, by virtue of its location, would be clearly visible from the street. It would however be a continuation of the existing dwelling at the same height, which would maintain the simplicity of the built form at first-floor level. Therefore, while the extension would not be a visually subservient addition, it would complement the scale, proportion and form of the host dwelling. Given the variation in dwelling design and proportions in the street scene, it would not appear overbearing or over dominant.
7. The separation distances between properties on Pickhurst Lane vary. Further south, they are generally wider than 1 metre at first-floor level, which contributes towards a spacious street scene. Towards the north of the street however, the separation distances decrease. Some properties have been extended up to the boundary. Others, like Nos 300 and 302 are well separated at first-floor level, with the garages being close to one another at ground floor level.
8. The proposed side extension would reduce the gap at first-floor level, but the submitted block plan shows it would maintain a 1m gap to the boundary as required by local policy. It would not result in a terracing effect because a significant gap would remain between the two properties, owing to the space above the garage of No 300. Consequently, their relationship would be similar to that between other properties in the street, including Nos 302 and 304. Overall, therefore, the proposal would not be harmful to the street scene due to the variation in properties on Pickhurst Lane.
9. The garage conversion matches the materials and window style of the main dwelling and therefore complements the property. The proposed rear elevation elevational changes would not be easily visible and therefore would not be harmful.
10. Accordingly, the proposed development would not harm the character and appearance of the host dwelling and the area. It would therefore comply with Policies 6, 8 and 37 of the London Borough of Bromley Local Plan 2019 which require development proposals to complement the scale and proportions of adjacent buildings, and to positively contribute to the existing street scene.

Conditions

11. In addition to the standard time period for commencement of the development, a condition is necessary to require the development to accord with the approved plans, as this provides certainty and precision. A condition securing matching materials is also necessary, to ensure that the proposal is in keeping with the existing dwelling and street scene.

Conclusion and Recommendation

12. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed subject to conditions.

R Dickson

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed subject to the conditions set out above.

L McKay

INSPECTOR