



Appeal Decision

Site visit made on 10 October 2022

By Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 November 2022

Appeal Ref: APP/G5180/D/21/3287643
20 Northbourne, Hayes, Bromley BR2 7ND

- 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 Steve Ray against the decision of the London Borough of Bromley Council.
 - The application Ref DC/21/03865/FULL6, dated 10 July 2021, was refused by notice dated 8 November 2021.
 - The development proposed is part single, part double storey front, rear and side extension.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the effect of the proposal on the character and appearance of the local area.

Reasons

3. The appeal property is a semi-detached two storey house that occupies a corner plot on the south side of Northbourne and its junction with Kechill Gardens. Both these streets reflect the general character of the area, in that they predominantly comprise semi-detached dwellings, with rear gardens and parking to the front.
4. The proposal is for extensions that would wrap around part of the front, flank and rear of the existing house. With the proposed setbacks, matching roof angles, forms and materials, the proposal would appear to reflect the design and scale of the existing house.
5. However, at ground floor level the proposal would result in the existing separation of the appeal property from the side boundary to Kechill Gardens being reduced from approximately 2.7m to a sliver, narrowing to almost nothing towards the front of the proposed extension.
6. This reduction in separation distance would result in the proposed extension appearing to step significantly forward of the established building line on Kechill Gardens. This building line appears to align with the flank wall of the appeal property as existing.

7. In stepping forward of this established building line, the proposal would result in a bulky, prominent and intrusive addition to the local street scene and would infill the space to the side of the appeal property. This space to the side of the appeal property currently makes a significant contribution to the spacious character and appearance of the local area. In this regard, the effect of the bulk and scale of the proposed extension on the local streetscene, would be considerably greater than that of the existing garden wall of varied height, which sits along the boundary of the appeal property with Kechill Gardens.
8. The appellant has drawn my attention to other side and wrap around forms of extensions in the local area, however, I find that none of these represents an exemplar for, or comparison to, the proposal, in that they are either not to properties on corner plots, or do not take the same form as the proposal, with a comparable effect on established building lines. As these would have been considered on their own merits, I have, therefore, given only moderate weight to these in my considerations.
9. I acknowledge that the appellant has sought to overcome the reasons for refusal for an earlier application, through the reduction in scale of the proposal, resulting in a reduction in width and greater set back from the existing front elevation at first floor level. However, the proposal does not fully address the separation distance of the appeal property to the flank boundary, and I must determine the application on its own individual merits.
10. For these reasons, I find that the proposal would result in significant harm to the character and appearance of the local area. This would be contrary to policies 6, 8 and 37 of the Bromley Local Plan (2019), policy D3 of the London Plan (2021) and section 12 of the National Planning Policy Framework (2021). These collectively seek to ensure that developments are of a high standard of design and integrate with the local area, including their spatial characteristics.

Conclusion

11. The appeal is dismissed.

Victor Callister

INSPECTOR