



Appeal Decision

Site visit made on 6 January 2023

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 February 2023

Appeal Ref: APP/G2245/D/22/3306874

10 Rollo Road, Hextable, Swanley BR8 7RD

- 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 Jianbo Chen against the decision of Sevenoaks District Council.
 - The application Ref 22/01971/HOUSE, dated 13 July 2022, was refused by notice dated 7 September 2022.
 - The development proposed is the formation of a gable end and construction of front & rear dormers together with installation of rooflights to facilitate additional living accommodation within the roof space.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the street scene.

Reasons

3. The appeal property is a semi-detached bungalow with a predominately hipped roof. It is located in a residential street comprising mainly terraced houses interspersed with bungalows. The property's attached pair, 8 Rollo Road, has been extended and includes box dormers on the front and rear roof slopes. This has unbalanced the pair of dwellings and is an incongruous feature in views along Rollo Road, and to a lesser degree from The Beeches.
4. The proposal would comprise the formation of full-width front and rear dormers that would occupy the entirety of the main part of the appeal property's roof. In effect the proposal would create a 2-storey house with a flat roof and an upper floor clad in tiles. This would be a wholly cumbersome, incongruous and alien addition that would harm the appearance of the appeal property, further disrupt the original symmetry of the pair of bungalows and would be out of keeping with the appearance of Rollo Road.
5. Due to its bulk, height, massing, siting and design I conclude that the proposal would have an unacceptable effect on the host building and street scene. It therefore fails to comply with Policy EN1 of the Sevenoaks District Council Allocations and Development Management Plan (ADMP) (2015) which, amongst other matters, seeks development that respects the character of its site and

the surrounding area. There is also conflict with the aims of Policy SP1 of the Core Strategy and the guidance within the Council's Residential Extensions Supplementary Planning Document which states that large dormers/roof extensions that are disproportionate to the house will not be allowed.

6. The appellant refers to a number of planning permissions for the installation of dormers on the front roof slopes of bungalows in the Sevenoaks area. However, none of the examples provided include dormers that occupy the entirety of a roof slope. As such they are not directly comparable to the proposal and therefore I attribute limited weight to them. In any case, each planning application and appeal needs to be considered on its individual merits.

Conclusion

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

S Poole

INSPECTOR