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## Appeal Decision

Site visit made on 6<sup>th</sup> February 2023

**by C J Leigh BSc(Hons) MPhil MRTPI**

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

**Decision date: 24<sup>th</sup> February 2023**

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### **Appeal Ref: APP/G5180/D/22/3311561**

### **26 Great Thrift, Petts Wood, Orpington, BR5 1NG**

- 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 Stuart Buckley against the decision of the Council of the London Borough of Bromley.
  - The application Ref DC/22/02563/FULL6, dated 27 June 2022, was refused by notice dated 31 October 2022.
  - The development proposed is described as 'amendment of roof line to previously approved single storey extension (DC/21/04755/FULL6).'
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### **Preliminary matters**

1. The application form submitted to the Council described the description of development as set out above. I consider the description on the Council's Decision Notice more accurate so have determined the appeal on that basis, namely a single storey rear extension (amendment to permission granted under ref. 21/04755/FULL6 to allow increase in height and revised roof design). The extension shown in the drawings has been partly carried out.

### **Decision**

2. The appeal is allowed and planning permission is granted for a single storey rear extension (amendment to permission granted under ref. 21/04755/FULL6 to allow increase in height and revised roof design) at 26 Great Thrift, Petts Wood, Orpington, BR5 1NG in accordance with the terms of the application ref DC/22/02563/FULL6, dated 27 June 2022, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) 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.
  - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 26GT-PA-OS-02, 26GT-PA2-E-01, 26GT-PA-R-02, 26GT-PA-E-02, 26GT-PA2-E-01 Rev A, 26GT-PA2-E-01, 26GT-PA-P-02, 26GT-PA-R-01 Rev B & 26GT-PA2-E-02 Rev B.

### **Main issues**

3. The main issues in the appeal are the effect of the development on, firstly, the character and appearance of the The Thrifts Conservation Area and, secondly,
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on the living conditions of adjoining occupiers with particular reference to outlook and light.

## **Reasons**

### *Character and appearance*

4. Planning permission was granted on 24 March 2022 for a single storey rear extension (ref. DC/21/04755/FULL6). Work pursuant to that permission has commenced but has paused following a change to the design of the extension that has seen an increase in height and change in roof design. The application submitted to the Council, which is the subject of this appeal, sought permission for these changes. I am informed that the reason for these changes was due to construction issues regarding the roof and a desire to avoid an area of flat roof shown in the approved scheme.
5. The property lies in The Thrifts Conservation Area, where I have a duty under s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Area. The property is also within The Petts Area of Special Residential Character (ASRC). The area encompasses a residential estate characterised by early 20th Century housing. There is a pleasant low-density appearance of half-timbered and whitewashed houses, set along the gently meandering houses and landform of the area. The significance of the Area as a heritage asset derives from these features of attractive suburban housing with good consistency in layout , design and form.
6. The increase in the height of the roof of the extension and the altered design compared to the approved scheme would have minimal visibility from public viewpoints and Great Thrifts. The change to the design would still be suitable in appearance, form and use of materials for the host property. The important character of the Conservation Area as a spacious inter-War estate with a consistency in appearance would remain.
7. I am therefore satisfied the proposals would preserve the character and appearance of the Conservation Area and the ASRC, and there would not be any harm to the significance of the Area as a heritage asset. Thus, there would not be any conflict with Policy HC1 of the London Plan 2021, and Policies 41 and 44 of the Bromley Local Plan 2019, which require development in conservation areas to preserve or enhance the character and appearance of conservation areas through, amongst other matters, appropriate design, scale, form and use of materials.

### *Living conditions*

8. The depth of the extension as it projects into the garden is unchanged from the approved permission. Whilst the height has been increased, the extension is set away from the boundaries with neighbours and has a pitched roof sloping away from those houses. There is also good spacing between properties. I visited the adjoining property of 28 Great Thrifts at my site visit to view the extension from within the house and the garden
9. The approved extension would be visible from adjoining properties. The design, scale and position of the extension as now proposed mean that, although it would be seen, a generally open outlook remains to those houses and there

would be no obtrusive effect regarding light. Thus, the proposals would not lead to harm to the living conditions of adjoining occupiers and so the requirements of Policy 37 of the Local Plan would be satisfied, which requires all development proposals to respect the amenity of occupiers of neighbouring buildings.

*Conclusions*

10. For the reasons given the appeal is allowed. I have attached the Council's suggested conditions requiring matching materials, to ensure a satisfactory appearance to the development, and a condition specifying the approved plans both in the interest of precision.

*C J Leigh*

INSPECTOR