



Appeal Decision

Site visit made on 6 February 2023

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th March 2023

Appeal Ref: APP/G5180/D/22/3311839

13 Tudor Way, Petts Wood, Orpington, BR5 1LH

- 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 Mrs Camilla McCullagh against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/22/02259/FULL6, dated 6 June 2022, was refused by notice dated 21 September 2022.
 - The development proposed a first floor side extension and loft conversion with half hip to gable extension and rear dormer.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor side extension and loft conversion with half hip to gable extension and rear dormer at 13 Tudor Way, Petts Wood, Orpington, BR5 1LH in accordance with the terms of the application ref DC/22/02259/FULL6, dated 6 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: 2022/0039 P001, 2022/0039 P002, 2022/0039 P011, 2022/0039 P012 & 2022/0039 P013.

Main issue

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

Reasons

3. There is a spacious character to the area, which derives from separation between houses, the setback of houses from the road, and a strong rhythm to the layout of buildings. Houses differ in design in the wider area but have been laid out having regard to the street pattern, with pairs of houses originally showing symmetry in form and design, along with the recognition of the wider street pattern. These features of the area are reflected in the designation of the

wider Petts Wood Area of Special Residential Character (ASRC) in the Bromley Local Plan 2019.

4. The appeal property has been extended at first floor to the side, and at the ground floor to the side and front. These clearly visible changes make No. 13 appear notably different in appearance and form to the attached neighbour of No. 15, with the scale of the flat roof ground floor addition appearing somewhat out of proportion and discordant with the main house. Past alterations to the fenestration and rendering of the pair of houses make the difference more notable still.
5. The proposals for No. 13 would see a larger first floor extension to the side. This would have a hipped gable end as oppose to a fully hipped roof. However, the extension and roof would be setback from the front elevation and roofslope, which would minimise the visual effect upon the main element of the house (and its attached neighbour of No. 15). The filling in of the area above the existing ground floor side extension would also make the overall composition of the house more resolved.
6. Although the proposals would lead to a pair of houses that is not symmetrical, that does not exist at present. Most importantly the essential characteristics of the ASRC would not be harmed, namely how the pair of houses display the setback from the road, the rhythm of buildings, having regard to the street pattern, and the spacious appearance.
7. On the main issue it is therefore concluded that the proposals would not harm the character and appearance of the area and the ASRC and so be consistent with the provisions of Policies 6, 37 and 44 of the Local Plan which seek a high standard of design in new development proposals and respecting the qualities of the ASRC.
8. The appeal is therefore allowed. I have attached a condition requiring matching materials to ensure a satisfactory appearance to the development. A condition specifying the approved plans is attached in the interest of precision.

C J Leigh
INSPECTOR