



Appeal Decision

Site visit made on 26 July 2023

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 August 2023

Appeal Ref: APP/G5180/D/23/3320131

8 Greencourt Road, Petts Wood BR5 1QW

- 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 Greg Baird against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/23/00045/FULL6, dated 5 January 2023, was refused by notice dated 13 March 2023.
 - The proposed development is for the relocation of a roof light from the rear elevation to the front elevation.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. At my site visit, I saw that the development has been completed and I note that the application has been submitted retrospectively.

Main Issue

3. The main issue is the effect of the development having regard to the character and appearance of the area, having regard to the Petts Wood Area of Special Residential Character (ASRC).

Reasons

4. The appeal site comprises a two-storey, semi-detached house with off-street parking on the driveway to the front. The local neighbourhood is residential in nature with Petts Wood station, shops and other facilities a short walk away in a broadly westerly direction.
 5. The ARSC was originally designed following the garden suburb principle. I observed the consistency in the front roof lines along Greencourt Road, which are largely untouched by roof extensions or conversions. Also the symmetry between pairs and neighbouring pairs of houses, which is of importance in defining the character of the area.
 6. I am aware that proposals which undermine the character, rhythm, symmetry and spatial standards of the area will be resisted. In this case the roof light, whilst of modest proportions, nevertheless interrupts the symmetry between the appeal house and the adjoining property. Furthermore, it results in a discordant feature when viewed in the context of the front elevations of dwellings along this side of the highway.
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7. I recognise that there is a front roof light to a dwelling on the opposite side of Greencourt Road, however this is the exception within the street scene rather than the rule. I understand that this was implemented prior to the to the adoption of the Bromley Local Plan 2019 (LP) and the date of the Article 4 Direction covering front elevation roof slope alterations within the ARSC; to my mind it does not therefore set a precedent for similar proposals elsewhere in the vicinity, which cumulatively could undermine the quality and unspoilt nature of front roof lines in the ASRC.
8. I acknowledge those other matters that have been advanced in support of the development, including the assertion that other distinctive architectural elements of the host dwelling would remain preserved I also sympathise with the appellant's position and recognise that this is a stressful situation. However, none of these points could justify the harm I have identified above.
9. On this basis I am drawn to conclude that the scheme would result in harm to the character and appearance of the area, having regard to the ASRC. This would be contrary to Policies 6, 37 and 44 of the LP, which seek to ensure proposals meet high standards of design and protect the character of neighbourhoods.

Conclusion

10. Having regard to all matters raised, I am of the view that the appeal should be dismissed.

C Hall

INSPECTOR