



Appeal Decision

Site visit made on 26 July 2023 by R Dickson BSc (Hons) MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9 October 2023

Appeal Ref: APP/G5180/D/23/3321765

78 Main Road, Biggin Hill TN16 3DT

- 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 Jeff Cunliffe against the decision of the Council of the London Borough of Bromley.
- The application Ref 22/04408/FULL, dated 8 November 2022, was refused by notice dated 15 February 2023.
- The development proposed is for a garage extension, carport and decking to the rear.

Decision

1. The appeal is allowed and planning permission is granted for a garage extension, carport and decking to the rear at 78 Main Road, Biggin Hill TN16 3DT in accordance with the terms of the application, Ref 22/04408/FULL, dated 8 November 2022, subject to the following condition:
 - 1) The development hereby permitted is as shown on the following approved plans: W214.9/C/10.1, W214.9/C/00, and G-W214.9-C-02.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. At the time of my site visit, the development appeared to have been completed in accordance with the plans before me. I have proceeded on the basis that retrospective planning permission is sought through the appeal.

Main Issue

4. The effect of the development on the character and appearance of the area.

Reasons for the Recommendation

5. Whist the host building faces Main Road, the appeal scheme concerns alterations that form part of the Hillcrest Road street scene. This is a less formal and narrow secondary access road. It sits on a defined slope with dwellings of varying sizes and designs located uphill and downhill. There is a small development of bungalows and two storey properties on Sopwith Close which connects with Hillcrest Road roughly opposite the appeal site, close to an open area of grass and trees. The Sopwith Close development appears set well back, the development itself much closer to the back edge of the road. Built form further down the hill is similarly forward. With these factors in mind, the

area is very mixed architecturally speaking with no real uniformity or consistency to siting. The immediate area has as much an enclosed as open feel character wise.

6. The structure that forms the development does somewhat 'overhang' the street, an effect emphasised by its proximity to the road edge and the reducing land levels. That said, it is very similar in treatment to a raised area over an adjacent single garage and uses a brick type befitting of the age and design of the host dwelling. In addition, it appears as an open topped, lightweight and permeable structure that, as a result, does not dominate the street scene. Particularly taking into account the larger and more imposing dwellings downhill. In the context of the host dwelling, the development is far away, considerably lower and clearly subservient as an addition, in keeping with the scale of the area more generally.
7. While the development is a departure from the other built form on the road, for the reasons set out, it would not be harmful to the character or appearance of the area. As such, it would be in accordance with Policies 6 and 37 of the Bromley Local Plan (2019), which aims, amongst other things, to maintain high quality design across the borough.

Conditions

8. Since the development seeks retrospective planning permission and the materials seem appropriate, one condition is required to identify the approved plans, for enforcement purposes.

Conclusion and Recommendation

9. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed subject to the condition specified.

R Dickson

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representatives' report and on that basis the appeal is allowed subject to the condition set out.

John Morrison

INSPECTOR