



Appeal Decision

Site visit made on 18 September 2023

by J Pearce MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 October 2023

Appeal Ref: APP/G5180/D/23/3326701

25 Forest Ridge, Keston, Bromley BR2 6EG

- 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 & Mrs S Mullins against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/23/00389/FULL6, dated 31 January 2023, was refused by notice dated 20 July 2023.
 - The development proposed is the erection of 1.5 storey side extensions to northern and southern sides of existing dwelling including provision of basement plant room under pool changing room.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of 1.5 storey side extensions to northern and southern sides of existing dwelling including provision of basement plant room under pool changing room. at 25 Forest Ridge, Keston Park, Bromley BR2 6EG in accordance with the terms of the application, Ref DC/23/00389/FUL, dated 31 January 2023, 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 development hereby permitted shall be carried out in accordance with the following approved plans: P1 Rev A, P2 Rev A, P5 Rev A, and P6 Rev B.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Preliminary Matters

2. A revised National Planning Policy Framework (the Framework) was published on 5 September 2023. The amendments to the Framework do not have any bearing on the matters in dispute in this appeal.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Keston Park Conservation Area.

Reasons

4. The appeal site comprises a substantial, detached dwelling set back from Forest Ridge. The property is part of a private estate and lies within the Keston Park Conservation Area (the CA). The CA derives its significance from the

historical connection with the Holwood House Estate and the incorporation of the landscape into a high quality Arcadian residential estate.

5. Development within the locality of the site is characterised by large dwellings of varying architecture set within sizeable plots, giving a spacious feel. Dwellings are typically set back from the road behind landscaped frontages interspersed with mature trees, giving the area a verdant character. Development adjacent to the site is comparatively compact as the dwellings spanning the width of their plots, reducing the gaps with neighbouring buildings.
6. The dwelling is a modern property with a near symmetrical appearance, and includes elements projecting beyond the side elevations towards the rear. The proposal seeks to extend on both sides of the dwelling reducing the gaps with the side boundaries, particularly the shared boundary with No 27 Forest Ridge.
7. The proposals would include forward facing gables, mimicking those on the existing dwelling. The extensions would respect the existing dwelling through their set back position and lower ridge heights and would therefore appear subservient to the main part of the dwelling. Although the additions would encroach towards the side boundaries of the site, sufficient space would be retained on both sides.
8. The proposed extensions would be sympathetic additions and would respect the overall character and appearance of the dwelling. The proposal would have a limited visual effect on the street scene, given the position of the extensions and the retained landscaping to the site frontage and boundaries. Furthermore, the use of matching materials would allow the extensions to blend with the existing dwelling. As a result, the proposal would not harm the significance of the CA.
9. I note that the proposal includes a basement plant room and elevational alterations in addition to the side extensions. The Council does not raise concerns with these elements of the proposal, and I see no reason to disagree.
10. I therefore conclude that the proposed development would preserve the character or appearance of the site and the surrounding area, including the Keston Park Conservation Area. On this basis, the proposal accords with policies 6, 8, 37, 41, 43 and 73 of the Bromley Local Plan (2019), require proposals to respect and complement the host dwelling and the surrounding area.

Conditions

11. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. This is in the interests of certainty.
12. I have also included a condition requiring the external materials to be used to match those used in the existing dwelling. This is to ensure that the proposal respects the character and appearance of the existing dwelling.

Conclusion

13. The proposal would accord with the development plan as a whole and there are no other considerations, which would indicate that a decision should be made

otherwise. Therefore, for the reasons given, I conclude that the appeal should succeed.

J Pearce

INSPECTOR