
Appeal Decision

Site visit made on 13 December 2023

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19.01.2024

Appeal Ref: APP/G5180/W/23/3324104

15 Greencourt Road, Petts Wood, Orpington BR5 1QL

- 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 Roberto Botero against the decision of the Council of the London Borough of Bromley.
 - The application ref. DC/22/04788/FULL6, dated 5 December 2022, was refused by notice dated 4 April 2023.
 - The proposal is for the installation of solar panels on the south facing roof.
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Decision

1. The appeal is allowed and planning permission is granted for the installation of solar panels on the south facing roof at 15 Greencourt Road, Petts Wood, Orpington BR5 1QL in accordance with the terms of the application ref. DC/22/04788/FULL6, and the plans submitted with it (20220049 P011, 20220049 P012).

Preliminary Matter

2. An application for costs was made by Mr Roberto Botero against the decision of the Council. This application is the subject of a separate Decision.

Main Issue

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

Reasons

4. The appeal site consists of 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. I observed at my site visit that the solar panels have been installed on the front roofslope. I am aware that since the appeal was submitted, a lawful development certificate (LDC) has been granted by the Council for exactly the same scheme as that approved by the LDC, and I have been forwarded details in this regard. Given the fallback position afforded by the LDC, which is a matter of significant and overriding weight, I am satisfied that there is no need for me to address the main issue any further.

6. The proposal would not adversely impact upon the character and appearance of the existing dwelling and the surrounds, including the ASRC. It would meet Policies 6, 37 and 44 of the Bromley Local Plan 2019, which seek to secure new development of acceptable scale and appearance that respects, enhances and strengthens the special and distinctive qualities of the ASRC.

Conditions

7. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. The development is complete and therefore the standard time limit and plans condition are no longer necessary. I am satisfied that no conditions are required.

Conclusion

8. Having regard to the foregoing, I conclude that the appeal should be allowed.

C Hall

INSPECTOR