



Appeal Decision

Site visit made on 12 March 2024

by Nicola Davies BA DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21st March 2024

Appeal Ref: APP/G5180/D/23/3336016

21 Bonar Place, Chislehurst, Bromley BR7 5RJ

- 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 and Mrs Manavjeet and Jaya Gill against the decision of the London Borough of Bromley.
 - The application Ref DC/23/02757/FULL6, dated 14 July 2023, was refused by notice dated 2 October 2023.
 - The development proposed is a loft conversion, increased ridge height by 600mm, side roof dormers and elevation alterations.
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Decision

1. The appeal is allowed and planning permission is granted for loft conversion, increased ridge height by 600mm, side roof dormers and elevation alterations at 21 Bonar Place, Chislehurst, Bromley BR7 5RJ in accordance with the terms of the application, Ref DC/23/02757/FULL6, dated 14 July 2023, and the plans submitted with it, subject to the following conditions: -
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans.
 - 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 building.

Preliminary Matter

2. A revised version of the National Planning Policy Framework (the Framework) has been published since the planning application was determined by the Council. Both main parties have had the opportunity to comment on the relevant implications for the appeal. I have had regard to the revised Framework in reaching my decision.

Main Issue

3. The main issue raised by this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The gable roof reflects that of existing roof forms within Bonar Place, however there is variety to the pitched roofs and their heights within this street. The increase in height of the roof pitch would be noticeable but this would be a modest increase. I do not consider that this would increase the height of the roof so substantially that it would be out of keeping or that would appear harmful within the context of the varying roofs within Bonar Place.
5. Dormers within the roof slopes are not a common feature within Bonar Place. There are dormers within roof slopes within the wider area, although those roof forms are more varied in character. Two dormers are proposed in each side of the roof pitch. They would be of modest size with separation between them. Furthermore, most of the roof slopes would remain as pitched roof. As such, the dormers would not be overly dominant features within the roof slopes. Whilst the dormers would alter the appearance of the dwelling and be visible within both the Bonar Place and Sundridge Avenue street scenes, I do not consider they would result in significant harm to the appearance of the area.
6. Whilst roof dormers are not a common feature within Bonar Place there is no one distinct uniformity to the roof slopes other than the roofs being pitched. Taking the increase in height of the roof and inclusion of roof dormers together, I do not consider this would create a roof form of top heavy appearance. Nor do I find that the development would be so out of keeping that would be harmful to the character and appearance of the area.
7. I note the concern raised by Sundridge Residents' Association that granting planning permission could result in similar extensions elsewhere. However, each proposal should be considered on its own individual merits.
8. For these reasons, I conclude that the proposed development would not be harmful to the character and appearance of the area. The proposal would, therefore comply with Policies 6 and 37 of the Bromley Local Plan (2019). These policies seek, amongst other matters, new development, including residential extensions, to be of a high quality design and be compatible with the host property and surrounding development.

Conditions

9. I have considered the planning conditions put forward by the Council in light of paragraph 56 of the Framework and the Planning Practice Guidance. In addition to the standard time limit condition and in the interests of certainty it is appropriate that there is a condition requiring the development be carried out in accordance with the approved plans. In the visual interests of the locality matching materials of the extension is necessary.

Conclusion

10. For the reasons set out above, and subject to the conditions listed, this appeal should be allowed.

Nicola Davies

INSPECTOR