



Appeal Decision

Site visit made on 9 July 2024 by T Morris BA (Hons) MSc

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th August 2024

Appeal Ref: APP/G5180/D/24/3343423

66 Avondale Road, Bromley BR1 4EZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr A Nazran against the decision of the Council of the London Borough of Bromley.
 - The application Ref is DC/24/00256/FULL6.
 - The development proposed is described as 'Removal of chimney. First floor side extensions. Half hip loft conversion with 3x front/ 3x rear dormers and elevational alterations'.
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Decision

1. The appeal is allowed, and planning permission is granted for development described as 'Removal of Chimney. First floor side extensions. Half hip loft conversion with 3x front/ 3x rear dormers and elevational alterations' at 66 Avondale Road, Bromley BR1 4EZ, in accordance with the terms of the application, Ref DC/24/00256/FULL6, 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 drawing no's 79965/2 and 79965/3.
 - 3) The external materials of the development hereby permitted shall match those used in the existing building.

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.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

4. A scheme very similar to the proposed development here was granted on appeal in 2021. At the time of writing, it remains extant. Whilst I have had regard to it, I have nonetheless assessed the proposals before me on their own merits.

5. The site comprises a two-storey semi-detached property with a hipped roof and a single-storey side extension with a flat roof. It occupies a corner plot at the junction with Alexandra Crescent. There is a sizeable gap between the existing side extension and the side boundary and there are several mature trees surrounding the site around the junction. The street features a mix of detached and semi-detached properties, many of which have been extended. Some have side extensions resulting in unbalanced pairs of semi-detached houses, including Nos 62 and 64 Avondale Road on the opposite side of the junction. Some also have dormer windows on the front roof slope including No 35 Avondale Road close by. Due to the mix of housing styles and the prevalence of various extensions and alterations, the street scene does not have an overall unifying appearance.
6. The first-floor side extension would be as wide as the existing single-storey side extension. However, the existing space to the side boundary would be retained and is of a generous size in excess of the minimum space required by Policy 8 of the Bromley Local Plan 2019 (LP). The half hip roof design would reduce the massing of the extension and its visual encroachment toward the junction. The half hip would also be more reflective of the original roof of the dwelling, in contrast to the gable end of the previous appeal. Whilst the extension would unbalance the pair of semi-detached houses, this is common in the area where there are several similar examples. The dormer windows would be set down and in on the roof and although one would be larger than the others, this would not be overly noticeable in the varied street scene. The extension would therefore relate well to the surrounding development and would not appear unduly prominent or encroach upon the junction setting, particularly in the context of the aforementioned extant scheme.
7. The proposal would not therefore have a harmful effect on the character and appearance of the area. It would consequently comply with Policies 6, 8 and 37 of the LP which together seek to ensure that development is of a high standard of design and layout and positively contributes to the existing street scene. The proposal would also comply with Policies D3 and D6 of the London Plan 2021 which require development to positively respond to local distinctiveness and to be of a high-quality design.

Conditions

8. I have included the time limit and approved plans conditions for enforcement purposes as well as a condition requiring the use of matching materials in the interests of preserving the character and appearance of the area.

Conclusion and Recommendation

9. For the reasons given above, the appeal scheme would comply with the development plan. I therefore recommend that the appeal should be allowed.

T Morris

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, subject to the conditions set out above.

John Morrison

INSPECTOR