



Appeal Decision

Site visit made on 28 November 2024 by N Unwin BSc (hons) MSc MRTPI

Decision by F Wilkinson BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 January 2025

Appeal Ref: APP/G5180/D/24/3353880

58 Towncourt Crescent, Petts Wood, Orpington, Bromley BR5 1PJ

- 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 Mrs Varty against the decision of the Council of the London Borough of Bromley.
 - The application ref is DC/24/02428/FULL6.
 - The development proposed is described as front porch and loft conversion to include hip to gable roof alterations, rear dormer and front velux.
-

Decision

1. The appeal is allowed and planning permission is granted for front porch and loft conversion to include hip to gable roof alterations, rear dormer and front velux at 58 Towncourt Crescent, Petts Wood, Orpington, Bromley BR5 1PJ in accordance with the terms of the application, ref. DC/24/02428/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 the following approved plans: 2413 LP01; 2413 BP01; and 2413 003 Rev A.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing building/dwelling.

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. The appeal site is located within the Petts Wood Area of Special Residential Character (ASRC). The ASRC is described as having an open character predicated by the setback position of the dwellings from the highway and gaps between the dwellings themselves, reflective of the area surrounding the appeal site. The dwellings along this section of Towncourt Crescent are

primarily formed of pairs of two-storey properties with alterations somewhat disrupting their symmetry, most notably the introduction of side dormers, end gables, and roof lights. Nevertheless, these alterations retain the aforementioned open character of the street scene and overall homogeneity of the built environment.

5. The appeal property comprises a two-storey semi-detached dwelling. Alterations have disrupted its symmetry with the adjoining dwelling. Nevertheless, their overall similar traditional design and materials maintains an element of uniformity with one another and with the surrounding built environment.
6. The proposal would extend the roof line to create an end gable, removing the existing hipped roof feature. The proposed roof extension would maintain the existing ridge and eaves height of the appeal property, and utilise matching traditional materials, facilitating its assimilation with the host dwelling and surrounding built environment. The retention of other design features such as the prominent two storey bay window and the cat slide roof would maintain a strong visual connection with 60 Towncourt Crescent, mitigating the loss of the hipped roof feature. The proposal would retain the existing gap between the side elevation of the host dwelling and the neighbouring property, preserving its contribution to the open character of the area. The proposed roof light is of a relatively modest scale, positioned above the two-storey bay window creating a pleasing alignment. Furthermore, the proposed roof light would be reflective of the variety observed within the area, appearing sympathetic to the existing character of the street scene.
7. The proposed front porch is commensurate with others observed within the surrounding built environment and its traditional design complements that of the host property. The proposed rear dormers would be of a similar form and scale to those of the surrounding dwellings, confined within the rear roof slope limiting views from the public realm. As such, these elements would conserve the character and appearance of the street scene. Furthermore, the Council has raised no objection to these elements of the proposal.
8. The proposed development would preserve the character and appearance of the area, including this section of the ASRC. As such, it would accord with the relevant provisions of Policies 6, 37, and 44 of the London Borough of Bromley Local Plan (2019), which when read together require development to respect the scale, form, and materials of the host dwelling and the special qualities of the ASRC, and to be of a high standard of design.

Conditions

9. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for certainty. In the interests of the character and appearance of the area, a condition requiring external materials to match that of the existing dwelling is also necessary.
10. The proposed upper floor window within the side elevation is to a staircase and as such, a non-habitable room. Therefore, a condition requiring the obscure glazing of this window would be neither necessary nor reasonable.

Conclusion and Recommendation

11. For the reasons given above, the proposed development would accord with the development plan when read as a whole and there is nothing sufficiently compelling to lead me to find otherwise. I therefore recommend that the appeal should be allowed.

N Unwin

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

F Wilkinson

INSPECTOR