



Appeal Decision

Site visit made on 23 April 2025

by **D J Barnes MBA BSc(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12 May 2025

Appeal Ref: APP/G5180/D/25/3355075

9 Wickham Way, Beckenham, Bromley BR3 3AA

- 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 M Duffy and Mrs P Ogden-Duffy against the decision of the Council of the London Borough of Bromley.
 - The application Ref is DC/24/02893/FULL6.
 - The development proposed is the erection of a side extension including partial demolition of outbuilding and additional accommodation within the roof.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a side extension including partial demolition of outbuilding and additional accommodation within the roof at 9 Wickham Way, Beckenham, Bromley BR3 3AA in accordance with the terms of the application, Ref DC/24/02893/FULL6, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: WW-964-PD-010; WW-964-PD-02 and WW-964-PD-030.
 - 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.

Procedural Matter

2. The revised National Planning Policy Framework (the Framework) was published in December 2024 but does not raise any new matters which affect the assessment of this appeal scheme.

Main Issue

3. It is considered that the main issue is the effect of the proposed development on the character and appearance of the host property and the surrounding area.

Reasons

4. The appeal property is a 2-storey dwelling located on a corner plot at the junction of Wickham Way and Hayes Way. To the side of the property is a single storey

building, incorporating a garage with a hipped roof. The property is situated within the Park Langley Conservation Area where there is a statutory duty to pay special attention to preserving or enhancing the character or appearance of the area. This duty is echoed in Policies HC1 and 41 of the Bromley Local Plan (BLP).

5. Based on the site visit and available evidence, the heritage significance of the Conservation Area is associated with it encompassing a laid out housing estate with large individually designed dwellings which are sited on large plots. The Conservation Area has a spacious and sylvian character and appearance associated with the mature trees, the hedges along the roads, the setting back of the dwellings from the footways to the rear of landscaped front gardens and the gaps between the dwellings albeit these are of varying widths.
6. As identified by the appellant, the property itself is of modest architectural presentation dating from 1910. However, because of its siting the property is a prominent building within the Conservation Area and makes a positive contribution to its character and appearance.
7. The proposed development includes the erection of a 2-storey side extension occupying part of the footprint of the outbuilding but retaining a single storey garage adjacent to the shared boundary with 13 Wickham Way. The design of the proposed extension includes a hipped roof and a 2-storey projecting front gable which would echo, and be sympathetic to, the design of the host property. The garage would retain a hipped roof.
8. Although a large extension, the proposed extension would not be of such a scale so as to overwhelm or be a disproportionate addition to the host property. The design of the appeal scheme and the use of matching materials would enable the resulting property to be assimilated into the existing streetscene. The architectural style of the property would be replicated by the design of the proposed development.
9. The resulting property would retain the character of a large dwelling situated on a large corner plot. A significant gap at first floor level would be maintained between the resulting property and the 2-storey flank wall of No. 13. A similar gap between the retained garage and the adjacent garage of No. 13 would be maintained. The siting of the proposed extension would not encroach outside the footprint occupied by the outbuilding and, as such, there would not be an overdevelopment of the plot by built forms of development. The extent of the front and rear gardens would be maintained rather than there being a loss of greenspace.
10. When assessed alongside there being no material loss of any vegetation as a consequence of the proposed development, the resulting property would retain a similar contribution to the spacious and sylvan appearance of the Conservation Area as the current property. Accordingly, the resulting property would not be an incongruous form of development which would cause harm to the Conservation Area's heritage significance but would, instead, preserve its character and appearance.
11. Accordingly, it is concluded that the proposed development would not cause unacceptable harm to the character and appearance of the host property and the surrounding area and would not conflict with BLP Policies HC1, 6, 8, 37 and 41. In addition to heritage considerations, these policies also refer to developments being of a high standard of design which positively contribute to the streetscene, and

residential extensions complementing the host property and being compatible with the surrounding area, including respecting gaps between properties and setting a 2-storey building away from a shared boundary.

Conditions

12. The council has suggested conditions in the event that this appeal succeeds which have been assessed against the tests identified in the Framework and the Planning Practice Guidance. For reasons of clarity, a condition is necessary to identify the approved drawings. To complement the host property and to assist the assimilation of the appeal scheme into the surrounding area, a condition is necessary to secure the construction of the proposed development using external materials which match the host property. Accordingly, it is concluded that this appeal should be allowed.

D J Barnes

INSPECTOR