
Appeal Decision

Site visit made on 26 August 2025

by **F Rafiq BSc (Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 September 2025

Appeal Ref: APP/G5180/D/25/3365762

1 Crow Hill, Rookery Road, Downe, Orpington, Bromley BR6 7JE

- 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 Jonathan Badcock against the decision of the Council of the London Borough of Bromley.
 - The application Ref is DC/25/00319/FULL6.
 - The development proposed is an open porch.
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Decision

1. The appeal is allowed and planning permission is granted for an open porch at 1 Crow Hill, Rookery Road, Downe, Orpington, Bromley BR6 7JE in accordance with the terms of the application, Ref DC/25/00317/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: Location Plan (Scale 1:1250), Block Plan (BB/JB001), Proposed Ground Floor Plans (BB/JB005), Proposed Elevations (BB/JB003) and Existing/Proposed Elevations (JB/006).
 - 3) The external materials of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host building, a locally listed building and the area.

Reasons

3. The appeal site is situated in the rural area which is formed of small groups of buildings set amongst open areas of land which provides for a verdant, spacious character to the area. The appeal and neighbouring buildings on this terrace date from the Victorian period and are of a traditional style and materials. The traditional vernacular to the built form and the rural setting contributes to the character, appearance and special interest of this non-designated heritage asset.
4. The proposed porch would be situated on the northern elevation of the appeal dwelling. Although the Council has referenced it as a large addition, it would only extend across part of this elevation of the appeal building, with a limited projection

from it of around 1m. It would have an asymmetric design, but this reflects the asymmetric form of the single storey element of the appeal building.

5. The porch would be seen from Rookery Road but only in narrow vantage points, given the established vegetation along the sides of the road. In such views, it would be seen against the wide variance that exists on the northern elevation of this terrace, in terms of the size, design and the materials of extensions. Furthermore, given the size and the largely open form of the proposal, it would not appear unduly large or prominent and its design reflects the asymmetry of the rear single storey element of the appeal dwelling.
6. As such, I conclude that the proposal would be acceptable in terms of its effect on the character and appearance of the host building and the area. It would therefore comply with Policies 6, 37 and 39 of the Bromley Local Plan (January 2019), which seek, amongst other matters, for the scale, form and materials of construction to respect and complement those of the host dwelling and be compatible with development in the surrounding area. It would also not be contrary to Section 12 of the National Planning Policy Framework (Framework) which seeks development that is sympathetic to local character.

Other Matter

7. The appeal site is situated in the Green Belt. The Council consider the proposal would not be inappropriate development and I have no reason to disagree.

Conditions

8. I have considered the conditions suggested by the Council, having regard to the six tests set out in the Framework. I have imposed a condition requiring compliance with the approved plans and a materials condition is necessary in the interest of the character and appearance of the host building and the area.

Conclusion

9. The proposal would accord with the development plan as a whole, and there are no other considerations, including the Framework, that indicate that I should take a decision other than in accordance with this. I conclude that the appeal should be allowed.

F Rafiq

INSPECTOR