

Decision Maker: Plans Sub Committee 4

Date: 26 April 2012

Decision Type: Non-Urgent Non-Executive Non-Key

Title: 20 OAKLANDS ROAD, BROMLEY BR1 3SL

Contact Officer: Mick Lane, Planning Investigation Officer
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Chief Officer: Chief Planner

Ward: Bromley Town

1. Reason for report

A complaint has been received about the erection of an open-sided timber structure at the above property.

2. **RECOMMENDATION(S)**

No further action be taken.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Quality Environment.
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Financial

1. Cost of proposal: No cost
 2. Ongoing costs: Non-recurring cost.
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: £
 5. Source of funding: N/A
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Staff

1. Number of staff (current and additional): One
 2. If from existing staff resources, number of staff hours:
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Legal

1. Legal Requirement: No statutory requirement or Government guidance.
 2. Call-in: Call-in is not applicable.
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): One
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 The site is a large detached private residential dwelling house situated on the Eastern side of Oaklands Road within a quiet residential area which has been subdivided into several flats which have no permitted development rights.
- 3.2 In November 2011 a complaint was received regarding a single storey structure erected adjacent to the boundary fence of the complainants' property.
- 3.3 A site visit was undertaken where it was observed that an open-sided timber lean to structure had been constructed between the south facing elevation wall and the southern boundary fence with a slight fall from north to south, being approximately 2.1m at the highest point dropping to 2.05m adjacent to the boundary fence. This structure was fixed to the south elevation by means of a timber joist which supported cross-members and a ply wood roof and was supported adjacent to the southern boundary by three upright wooden posts. The structure was measured to be 3m x 2.5m x 2.1m in height and attached to the main building supported by three posts adjacent to the neighbouring boundary without side or end panels. The structure is not fixed to the neighbouring boundary fence.
- 3.4 On 15.11.2011 after consultation it was decided that the structure did not cause any material harm to the amenities of the area and no further action was expedient. A letter was sent to the complainant advising of this course of action.
- 3.5 On 28.11.2011 a further complaint was received alleging that a business was being run from the subject address.
- 3.6 A further site visit took place on 05.12.2012 when it was confirmed that the lean to structure was still in place. There were no materials stored within this area that could be construed as being connected with a business use nor was there any other evidence of business activity. A request for a planning application for the structure was sent to the tenant of flat 2, who accepted responsibility for the structure on 05.12.2011.
- 3.7 The main concerns are the effect that the structure has on the character of the area and on the amenities of the occupants of the adjacent residential properties.
- 3.8 It is considered that the structure does not result in a significant loss of amenity to local residents or impact detrimentally on the character of the area. It should also be borne in mind that had the building not been subdivided into flats the structure would have been permitted development under class E of the General Permitted Development (Amendment) (No.2) (England) Order 2008. In this context and after consultation with the Council's solicitor, it is not considered expedient take enforcement action.

Non-Applicable Sections:	Policy, Financial, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	General Permitted Development Order (As amended)