

Decision Maker: Plans Sub-Committee 4

Date: 26 April 2012

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

Title: 44 HOMEFIELD RISE, ORPINGTON, BR6 0RU

Contact Officer: Tim Bloomfield, Development Control Manager
Tel: 020 8313 4687 E-mail: tim.bloomfield@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Orpington

1. Reason for report

A shed has been erected in the rear garden, partly in excess of the permitted development height limit.

2. **RECOMMENDATION**

No further action.

Corporate Policy

1. Policy Status: <please select>.
 2. BBB Priority: <please select>.
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Financial

1. Cost of proposal: <please select>
 2. Ongoing costs: <please select>.
 3. Budget head/performance centre:
 4. Total current budget for this head: £
 5. Source of funding:
-

Staff

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

Legal

1. Legal Requirement: <please select>
 2. Call-in: <please select>
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes.
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 The site is a semi-detached house in a residential area. Complaint has been made concerning construction of a small flat roofed shed in the rear garden.
- 3.2 On 13.04.2012 the shed was inspected, the framework being complete. The rear garden slopes down from east to west and from rear to front. It has been excavated to accommodate a level slab. A temporary structure in front of the shed is to be removed on completion.
- 3.3 The shed is within 2m of surrounding boundaries and should not exceed 2.5m in height in order to be permitted development.
- 3.4 The heights of each corner were measured from original ground level. The rear corners are 2.3m and 2.5m high. The front left corner is 2.4m high and the front right corner is 2.7m high, which is in excess of the permitted height limit.
- 3.5 Because of the lie of the land, only one corner of the structure exceeds the permitted development height limit and the shed is 200mm lower than an adjacent neighbouring garage. It should also be noted that the complaint is anonymous. In the circumstances no further action is recommended.

ENF/DM/12/048