

Application No : 10/00266/FULL6

Ward:
Bickley

Address : 17 Hawthorne Road Bickley Bromley
BR1 2HN

OS Grid Ref: E: 542984 N: 168694

Applicant : Mr Pope

Objections : NO

Description of Development:

Outdoor tennis court with 2.75 metres high chain link fence in rear garden

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

Planning permission is sought for an outdoor tennis court with 2.75 metre high chain link fence in rear garden.

Location

The application site consists of a detached two-storey dwelling located upon a relatively large corner site on the northern side of Hawthorne Road and to the east of Newhams Close.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received.

Comments from Consultees

None.

Planning Considerations

The main policy relevant to this case is Policy BE1 (Design of New Development) of the adopted Unitary Development Plan.

Planning History

1987: Planning application (87/00374/FUL) granted permission for a two storey side extension.

2007: Planning application (07/03028/FULL6) granted permission for a single storey/rear extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site appears to be large enough to accommodate the tennis court without the court dominating the dwelling or surrounding area. The adjoining property to the east is of similar size to the application site and is heavily vegetated with large trees on the boundary. The adjoining property to the north is also vegetated, although to a lesser extent on the boundary. To the south (Hawthorne Road) and to the west (Newhams Close) the application site is bounded by public highway. In addition, the eastern, northern and western boundaries all have existing close boarded fences.

It is considered that the extent (0.25 metres) of the fencing over that which is permitted (2.5 metres) under Class E of the General Permitted Development would not result in an adverse effect on neighbouring amenity.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00266, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- | | |
|-----|---------------------------|
| BE1 | Design of New Development |
| H8 | Residential Extensions |
| H9 | Side Space |

H10 Areas of Special Residential Character

The development is considered to be satisfactory in relation to the following:

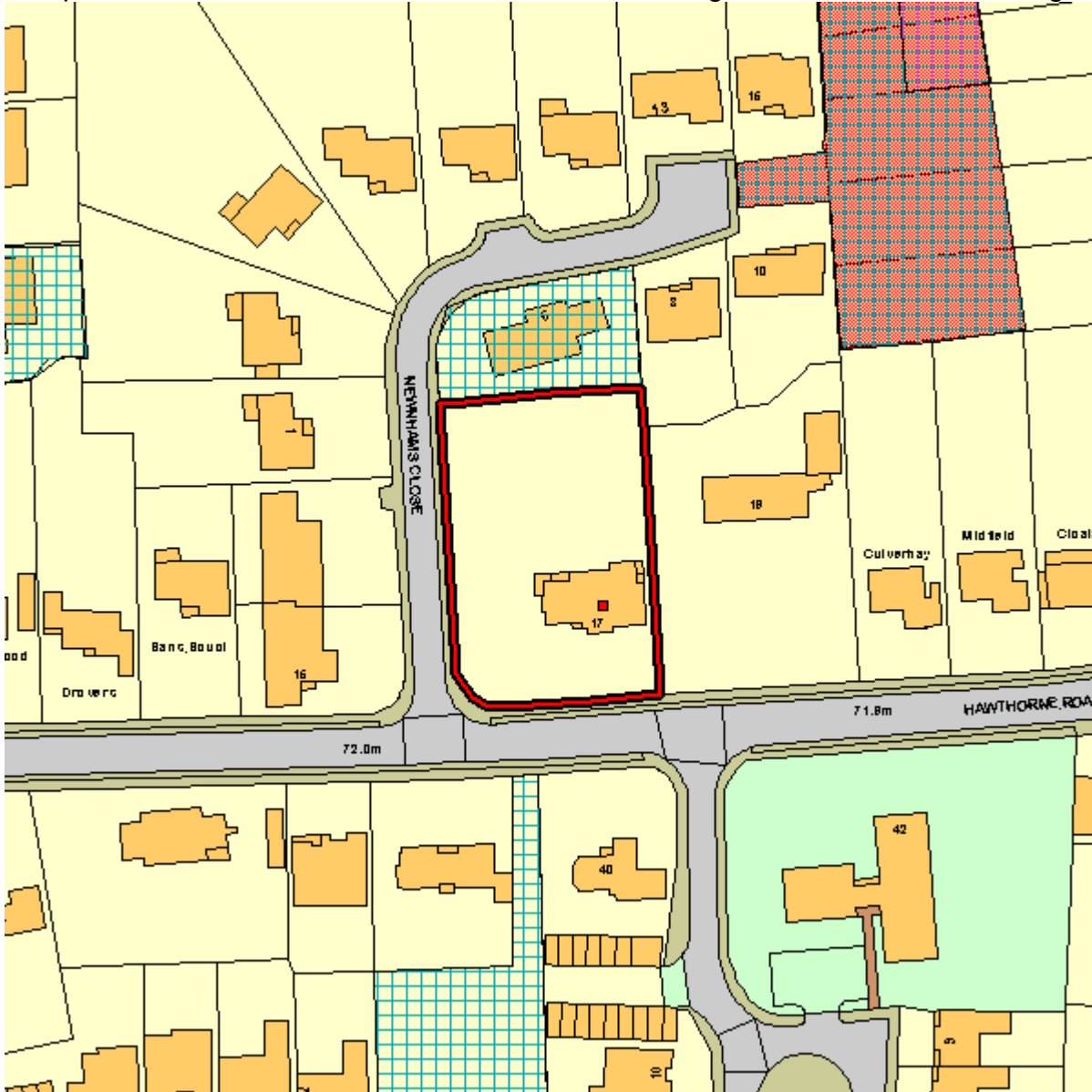
- (a) the relationship of the development to adjacent property;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy;

and having regard to all other matters raised.

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