

LONDON BOROUGH OF BROMLEY

Report No. R&R/10/00048

PART 1 - PUBLIC

Title:	244, Pickhurst Lane, West Wickham BR4 0HN - Detached building erected in rear garden		
Decision Maker:	Plans Sub Committee No.2	Decision Date: 20 May 2010	
Decision Type:	Non-Urgent	Non-Executive	Key
Budget/Policy Framework:	Within policy and budget		
Chief Officer:	CHIEF PLANNER		
Contact Officer:	Tim Bloomfield, Development Control Manager Tel: 020 8313 4687 Email: tim.bloomfield@bromley.gov.uk		
Ward:	Hayes and Coney Hall		

1. SUMMARY

- 1.1 A detached building has been constructed in the rear garden of the property at the above address to replace an older timber shed. Although the dimensions of the building comply with permitted development rights it is sited within 2m of the side boundaries. A planning application has been requested but has not been forthcoming.

2. RECOMMENDATION

- 2.1 No further action be taken

3. COMMENTARY

- 3.1.1 The site is a semi-detached residential property within a largely residential area, backing onto school grounds. The current owner/occupier has carried out extensive improvements to the property and has now constructed a detached building in the rear garden, close to the rear boundary, which replaces an older timber shed, which is proposed to be used as a games room.
- 3.1.2 A complaint has been received and a site visit has confirmed that the dimensions of the building are within permitted development limits but its location does not meet those requirements, being within 2m of relevant boundaries. A photograph is available on file for Members to view
- 3.1.3 A planning application has been requested but has not been forthcoming. In the absence of an application it is necessary to consider whether enforcement action is expedient. The building is situated at the bottom of the garden and is more than 5m from the rear of the dwelling. The building is 4m high to the roof ridge and will be finished in timber cladding. No objections are raised on visual or residential amenity grounds provided the building is used for purposes incidental to the dwelling.

Non-Applicable Sections:	Financial, Legal and Personnel implications
Background Documents: (Access via Contact Officer)	Enforcement files containing exempt information as defined by Schedule 12a of the Local Government (Access to Information) Act 1985 are not available for public inspection.

Enforcement ref:
GW/EN/10/00082/OPDEV