

Report no. R&R/10/00047
1 - PUBLIC

PART

Title: **Land r/o 35 Beckenham Road, West Wickham.**

Decision Maker: **Plans Sub Committee No. 2** Decision Date:
20th May 2010

Decision Type: Non-urgent Non-Executive Key

Budget/Policy: Within policy and budget

Chief Officer: Chief Planner

Contact Officer: Andy Lambert, Tel: 020 313 4956 Email:
andy.lambert@bromleygov.uk

Ward: West Wickham

1. SUMMARY

- 1.1 Planning permission was granted for a house on land rear of 35 Beckenham Road, West Wickham subject to conditions including approval of materials.
- 1.2 The local planning authority resolved not to discharge details in respect of condition 4 (materials) of application 08/01005.
- 1.3 The applicant appealed against this decision but the Appeal Inspector dismissed the appeal.
- 1.4 A brick sample was subsequently submitted to and approved by the Local Planning Authority. The brick detail has now been introduced on the front elevation in order to address the criticisms of the Inspector but the side elevations have been left rendered.

2 . RECOMMENDATIONS

2.1 No further action.

3. COMMENTARY

3.1 Planning permission was granted for a house on at land rear of 35 Beckenham Road, West Wickham subject to conditions including approval of materials.

3.2 The local planning authority's resolved not to discharge details in respect of condition 4 (materials) of application ref. 08/01005. These details were submitted by letter dated 30th October 2008. The LPA indicated that the roof tiles and timber cladding were acceptable but the rendering was considered to be out of character with the surrounding properties. I was suggested that in order to discharge condition 04 a suitable brick sample was required.

3.3 The applicant appealed against this decision but the appeal was dismissed.

3.4 A brick sample was subsequently submitted to and approved by the Local Planning Authority.

3.5 The brick detail has now been introduced on the front elevation in order to address the concerns raised by the Inspector. However the side elevations have been left rendered.

3.6 The applicant contends that having reviewed the Inspectors comments his criticisms were focussed on the front elevation of the property and the impact of the rendering on the street scene.

3.7 The revisions to the front elevation and retention of the rendering to the side elevations are now considered to be acceptable.

Ref: ADL/09/01005