

Decision Maker: Plans 4 Sub-Committee

Date: 17 JUNE 2010

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

Title: 39 CHESTNUT AVENUE, WEST WICKHAM

Contact Officer: Andy Lambert,
Tel: 020 8313 4956 E-mail: andy.lambert@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Hayes and Coney Hall

1. Reason for report

- 1.1 Planning permission was granted under application ref. 07/03145 for part one/two storey front and side extension and part one/two storey rear extension.
- 1.2 The approved plans show a stepped roof detail adjacent to 41 Chestnut Avenue. During building works a parapet wall has been added running the length of this flank elevation as the photographs on file demonstrate.
- 1.3 A complaint has been raised in respect of this increase in height.

2. **RECOMMENDATION(S)**

No further action be taken.

3. COMMENTARY

- 3.1 Planning permission was granted under application 07/03145 for part one/two storey front and side extension and part one/two storey rear extension.
- 3.2 The approved plans had a stepped roof detail adjacent to 41 Chestnut Avenue. During building works the design was amended to include a higher parapet wall running the length of this flank as the photographs on file demonstrate. This would appear to eliminate the requirement for guttering on the side elevation.
- 3.3 A complaint has been received in respect of the increased height of the flank wall. The owners of 39 Chestnut Avenue have been advised that the increase is considered to be materially different to the approved plans and a retrospective application would be necessary for this element.
- 3.4 Members may agree that whilst not in accordance with the approved plans the arrangement on site is acceptable and is not unduly harmful in the street scene and in terms of impact on the neighbouring properties. On balance it is considered that enforcement action would not be expedient.

4. POLICY IMPLICATIONS

- 4.1 Policies BE1 and H8 of the adopted Unitary Development Plan are relevant.

Non-Applicable Sections:	Financial, Legal and Personnel
Background Documents: (Access via Contact Officer)	

Ref: H(DC)/ADL/07/03145