

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 12/00440/FULL6

**Ward:**  
Petts Wood And Knoll

**Address :** 48 Broxbourne Road Orpington BR6  
0BA

**OS Grid Ref:** E: 545760 N: 166423

**Applicant :** Mrs J Bennett

**Objections :** YES

**Description of Development:**

Retention of fence at rear RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

The rear boundary of this property originally had a 1.67m high close boarded fence, but a further 1.2m high close boarded fence has been added on top, giving a total height of 2.87m.

The applicant has stated that it was necessary to extend the height of the fence in order to screen their property from floodlights positioned on the rear elevation of No.2 Eastcote which backs onto the site.

**Location**

This detached property is located on the western side of Broxbourne Road, and backs onto the rear garden of No.2 Eastcote which lies within a small cul-de-sac.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from the owner of No.2 Eastcote which can be summarised as follows:

- offending floodlight has been readjusted and lowered in wattage, so there is now no need for the additional fencing
- the increased height boundary fence towers over the garden at No.2, dwarfing the 1.8m height fence at this property

- a fence of this height is more suited to industrial premises than a residential property
- the planting of trees along the boundary would be preferable.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development

BE7 Railings, Boundary Walls and Other Means of Enclosure

## **Conclusions**

The main issues in this case are the impact of the boundary fencing on the character of the surrounding area and on the amenities of the occupants of adjacent residential properties.

The rear boundary fencing does not impact on the street scene, and has no adverse impact on the character of the surrounding area.

The fencing is visible from the rear elevation and garden of No.2 Eastcote, although some planting exists along this boundary which limits the visual impact. The garden of No.2 is a minimum 20m long, and the overall impact of the additional height fencing is not considered to have such a detrimental impact on the amenities of the occupiers of No.2 to warrant a refusal.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00440, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

### **Reasons for permission:**

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

BE1 Design of New Development

BE7 Railings, Boundary Walls and Other Means of Enclosure

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

- (a) the character and appearance of the development within the surrounding area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) and having regard to all other matters raised, including neighbours concerns.

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