

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 12/02469/FULL1

Ward:
Penge And Cator

Address : 4 Station Road Penge London SE20
7BQ

OS Grid Ref: E: 535399 N: 170658

Applicant : Mr James Lappin

Objections : YES

Description of Development:

Detached single storey outbuilding at rear of 4 Station Road. RETROSPECTIVE APPLICATION

Key designations:

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

Proposal

This is a retrospective application for a timber structure within the rear yard of No 4 Station Road, Penge.

Location

The structure is adjacent to the boundary with No. 6 Station Road and abuts the wall of No. 35 St Johns Road. The agent indicates that structures of this type have existed within the rear yard for many years.

Comments from Local Residents

There have been objections to this application and these are summarised as follows:

- located on the length of the boundary with No 6
- the sheds are imposing
- block the sun during summer months
- unsightly and in poor state of repair
- large are of the yard taken up with buildings

Planning Considerations

The application falls to be determined in accordance with the National Planning Policy Framework (NPPF), the London Plan and the following policies of the Unitary Development Plan:

BE1 Design of New Development

Planning History

The current application was submitted following on from an Enforcement investigation.

Conclusions

The main considerations of this case appear to be impact of the proposal on neighbouring properties in terms of amenities that they currently enjoy and the impact the proposal has in the street scene.

The building appears to take up a large area of the site. It also is high and unsightly in appearance.

Members may agree that in its current form the proposal would result in the unacceptable impact on neighbouring properties in terms of amenities that they currently enjoy and in addition the proposal appears unacceptable in the street scene.

The objections and points raised during the consultation period have been carefully considered in the making of this recommendation.

Members will also need to consider whether it is expedient to authorise Enforcement Action in relation to these works.

Background papers referred during production of this report comprise all correspondence on file ref. 12/02469, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

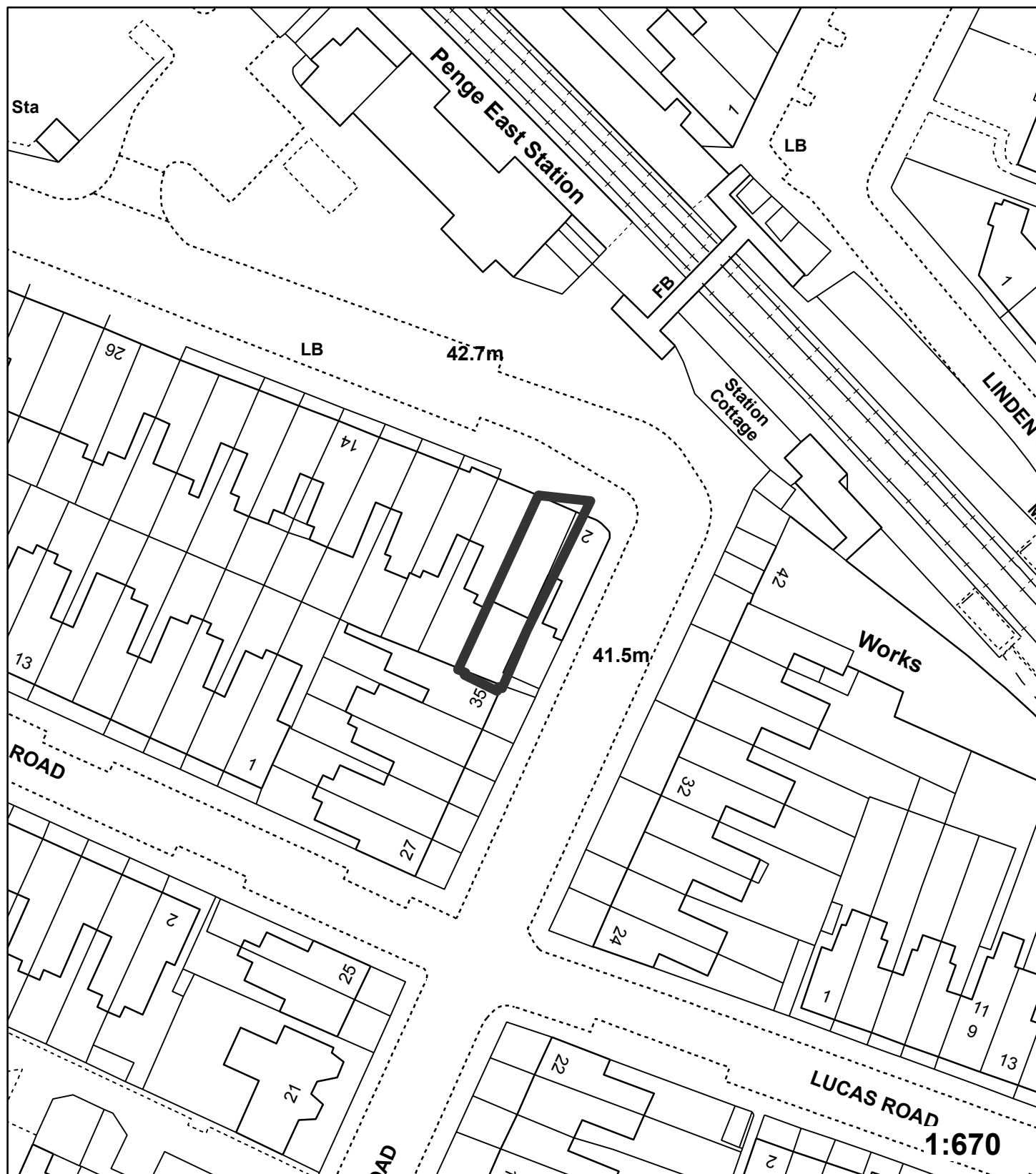
The reasons for refusal are:

- 1 The proposal by reason of its size, height and appearance results in a detrimental impact on the streetscene in general and the on the amenities of adjacent residents can reasonably expect to continue to enjoy contrary to Policy BE1 of the Unitary Development Plan.

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RETROSPECTIVE APPLICATION



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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