

SECTION '2' – Applications meriting special consideration

Application No : 12/03231/FULL6

Ward:
Chislehurst

Address : 49 Clarendon Way Chislehurst BR7 6RG

OS Grid Ref: E: 545939 N: 168673

Applicant : Mr R Fuller

Objections : YES

Description of Development:

Front boundary wall with railings, brick piers and sliding gates

Key designations:

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

Proposal

The proposed enclosure will be sited adjacent to the front and flank boundaries within the front garden area and rise up to a maximum height of 1.7m. It will incorporate railings above a brick wall, a brick pier and sliding gates which will be remote controlled.

Location

The application property is situated along the northern side of Clarendon Way, a residential road characterised along this section by large detached houses a number of which have been altered and extended.

Comments from Local Residents

The following objections have been raised:

- the immediate vicinity of the property is characterised by its open plan layout
- the enclosure at No. 47 is 1.0m – 1.3m in height
- No. 49 is set at highest point of Clarendon Way and the pillars and railings would be very prominent and unacceptably obtrusive

Comments from Consultees

No technical Highways objections have been raised on the basis that the vehicular gates will be operated by remote control.

Planning Considerations

Policies BE1, BE7 and T18 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design which complements the qualities of the surrounding areas; to resist the construction of high or inappropriate enclosures where these would erode the open nature of the area; and to ensure that new development does not adversely affect road safety.

Planning History

The application dwelling has undergone extensive extension and remodelling works including ground and first floor additions and a roof extension. The latest permission was granted under ref. 12/01041.

Under ref. 12/02507, a proposed 2.0m high boundary enclosure of similar design to this proposal was refused on the following ground:

“The proposal, by reason of its height and appearance, constitutes a prominent form of development out of character and detrimental to the visual amenities in the area contrary to Policies BE1 and BE7 of the Unitary Development Plan.”

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area.

As Members will note this application has been submitted in response to the Council's refusal to grant permission for a 2.0m high enclosure. This scheme represents a reduction of 0.3m.

Policy BE7 concerning Railings, Boundary Walls and Other Means of Enclosure advises that the Council will:

- (i) seek to ensure the retention of railings, walls, plantings and hedgerows of native species and other means of enclosure where they form an important feature of the streetscape; and
- (ii) resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would erode the open nature of the area, or would adversely impact on local townscape character.

The majority of properties in the vicinity have relatively open frontages with low walls and low level planting. The lack of high enclosures is considered to be highly beneficial to the character of the area, with the dwellings of the locale being fairly large detached dwellings, often with in-and-out driveways and wide front boundaries.

Whilst a few properties along Clarendon Way do incorporate more substantial enclosures along their frontages, comprising walls and railings (as, for example, at Nos. 35 and 37) these are, on the whole, considered unrepresentative of the wider streetscene. It is considered that this scheme would, by reason of its height, serve to harm the established character and visual amenities of the streetscene.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01041, 12/02507 and 12/03231, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The proposal, by reason of its height and appearance, constitutes a prominent form of development out of character and detrimental to the visual amenities in the area, contrary to Policies BE1 and BE7 of the Unitary Development Plan.

Application:12/03231/FULL6

Address: 49 Clarendon Way Chislehurst BR7 6RG

Proposal: Front boundary wall with railings, brick piers and sliding gates



"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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