

SECTION '2' – Applications meriting special consideration

Application No : 13/01940/FULL6

Ward:
Bickley

Address : 9 Sundridge Avenue Bromley BR1 2PU

OS Grid Ref: E: 541570 N: 169584

Applicant : UK Masterplan Ltd

Objections : YES

Description of Development:

Front boundary fence RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Sundridge Avenue
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency

Proposal

- The proposed boundary fencing has a maximum height of 1.8m and has a straight edged top panel. The fencing is erected on top of a small front wall.
- The existing side fencing running along the driveway does not form part of this application and has been erected under permitted development

Location

The property is located on the western side of Sundridge Avenue. The site currently comprises a large detached dwelling and the area is characterised by similar large houses and flat conversions set within large and spacious plots. The site and surroundings lie within the Sundridge Avenue Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- impact on the arts and crafts character of conservation area
- incongruous impact on the setting of the area
- enclosure harms the open character of the frontage of Sundridge Avenue
- previous permission not adhered to
- impact on sightlines and highway safety

The Sundridge Residents' Association has objected on the grounds of incongruous design, excessive height and impact on the conservation area.

Comments from Consultees

No technical highways objections are raised. The front boundary of this house had a hedge and the new fence does represent any real change of circumstances as far as highway issues are concerned. The new arrangement does not appear to have given rise to any accidents and so there are no objections to the proposal from the highway point of view.

Comments from the Advisory Panel for Conservation Areas will be reported verbally at the meeting.

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
- BE11 Conservation Areas
- NE7 Development And Trees
- T18 Road Safety

The London Plan, and the Council's adopted Supplementary Planning Guidance, including the Supplementary Planning Guidance for the Sundridge Avenue Conservation Area, are also considerations.

Planning History

Planning permission was granted under ref. 12/01413 for a front/side boundary fence max height 1.8 metres. This fence design was similar although it had a scalloped top.

A non-material amendment was subsequently refused for a straight topped fence as the change was considered materially different from the permitted scheme..

An Enforcement Notice was served with an effective date of 08/04/13 in relation to the fencing being erected not in accordance with the approved plans and the current application is therefore assessed on its planning merits.

Conclusions

The main issues relating to the application are the effect that it has on the character of the Sundridge Avenue Conservation Area, the impact that it has on the amenities of the occupants of surrounding residential properties and the impact on highway safety.

The Sundridge Avenue Supplementary Planning Guidance states:

'The houses are fronted with low yellow stock brick walls and walls constructed of clinker and furnace lining rubble, typical of mid to late 19th century developments. These may originally have been topped with cast iron railings, but these are now either missing or have been replaced with tarred timber close boarded fencing. Considerable privacy is provided for the houses by hedges and mature shrubbery that lies immediately behind the front boundary walls: where additional privacy is required, informal shrub planting should always be preferred to the construction of high front boundary walls or fences.'

The southern part of Sundridge Avenue is characterised by tall front fencing and boundary treatments. It is considered that the principle of front fencing of this height is clearly established and has been recently permitted at No. 9. The issue of the application to be considered is the addition of straight-topped fencing as opposed to the previously permitted scalloped fencing. This design change is considered minimal and does not add to the overall permitted fence height.

There is no uniformity to the boundary treatment in the vicinity of the site and no clear pattern that the Council could seek to retain in historic or design terms. The omission of the scalloped design from the fence does reduce the visual interest and the fence as constructed is somewhat utilitarian, however on balance, in light of the variety of boundary treatment design in the immediate locality, including timber fencing and brick walls, it is considered that the additional of a small section of fencing to straighten the top of the panels would not have such a significant impact on the character and appearance of the Conservation Area so as to warrant refusal of the application, in particular given the similarity of the fence previously granted permission. On balance, the additional fencing is not considered harmful to neighbouring visual amenities of the special character of the conservation area and subject to a darker wood stain, has no discernible impact on the visual amenities or special characteristics of the area.

It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01413 and 13/01940, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The fencing hereby permitted shall be permanently retained in complete accordance with the plans approved under this planning permission, unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the character of the area and the amenities of nearby residential properties.

- 2 Details of a wood stain shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of the permission hereby granted. The fence shall be painted with the approved wood stain

within one month of the approval of details and shall be permanently retained as such thereafter.

Reason: In order to comply with Policy BE11 of the Unitary Development Plan and in the interest of the character of the conservation area and the visual amenities of nearby residential properties.

Further recommendation:

Current Enforcement Notice at the site be revoked.

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"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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