

SECTION '2' – Applications meriting special consideration

**Application No :** 13/02626/FULL6

**Ward:**  
**Farnborough And Crofton**

**Address :** 5 Lewing Close Orpington BR6 8RA

**OS Grid Ref:** E: 545060 N: 166398

**Applicant :** Mr Jonathan Parkhurst

**Objections :** YES

**Description of Development:**

Rear boundary fence max height 2.7m  
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency

**Proposal**

The fencing is erected along the rear boundary of the site and has a total length spanning the entire width of the garden. The overall height is 2.7m.

**Location**

The property is located on the southern side of Lewing Close. The site currently comprises a detached two storey dwelling. The area is characterised by a mix of housing types. To the front of the house is a shared access and communal parking area.

**Comments from Local Residents**

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

- excessive height
- impact on visual amenities
- contrary to policy for boundary enclosures - does not fit with the local context in regards to height and materials
- restrictive covenant exists on the land

## **Comments from Consultees**

None.

## **Planning Considerations**

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE7 (Railings, Boundary Walls And Other Means Of Enclosure) and NE7 (Development And Trees) of the adopted Unitary Development Plan.

The National Planning Policy Framework and the Council's adopted SPG guidance are also considerations.

## **Planning History**

A planning application is under consideration under ref. 13/02515 for a two storey side, first floor side and rear extensions.

## **Conclusions**

The main issues relating to the application are the effect that it has on the character of the area and the impact that it has on the amenities of the occupants of surrounding residential properties.

The proposed fencing is sited at the rear of the site, spanning the entire rear boundary. The fencing is considered to be a suitable distance from all neighbouring properties to prevent a harmful loss of light or a visual impact. To the rear, the garden of the house adjoining is at a higher level, with vegetative boundary screening which exceeds the height of the fence, therefore the fencing does not result in a harmful visual impact to properties to the rear.

The fencing is wooden and not harmful in appearance, with planting in front of it that will grow over time to conceal it further. On balance, the fencing is not considered to impact detrimentally on the character of the area.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it does not result in a significant loss of amenity to local residents and does not impact detrimentally on the character 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. 13/02515 and 13/02626, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

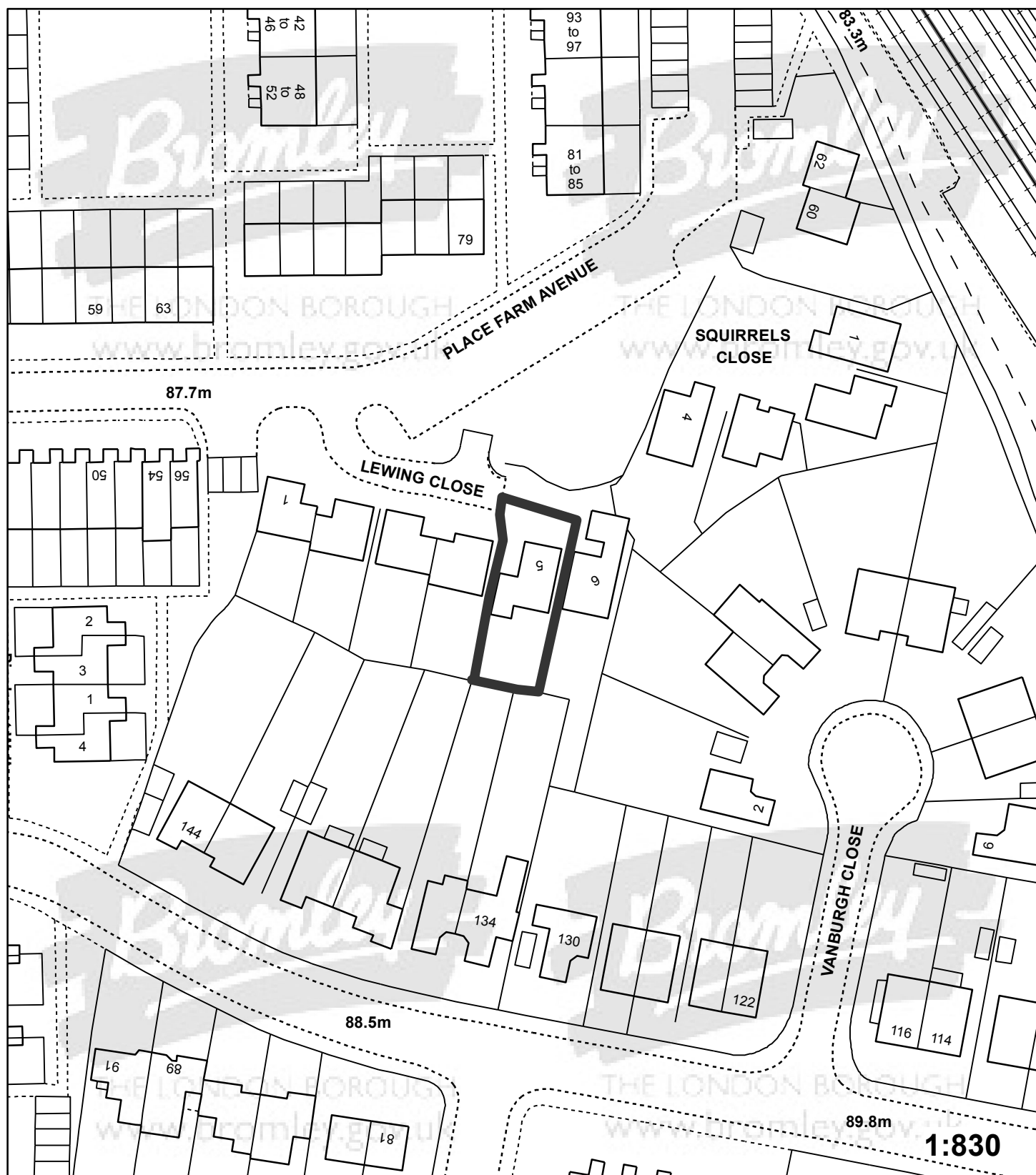
1 The fencing hereby permitted shall be permanently retained in complete accordance with the plans approved under this planning permission, unless previously agreed in writing by the Local Planning Authority.

**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.

**Application:**13/02626/FULL6

**Address:** 5 Lewing Close Orpington BR6 8RA

**Proposal:** Rear boundary fence max height 2.7m  
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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