

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 13/03592/FULL1

Ward:
Petts Wood And Knoll

Address : Crofton Infant School Towncourt Lane
Petts Wood Orpington BR5 1EJ

OS Grid Ref: E: 544784 N: 166782

Applicant : Crofton Junior And Infants Schools

Objections : NO

Description of Development:

Replacement boundary fence and gates

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Open Space Deficiency
Urban Open Space

Proposal

It is proposed to erect 2.4m high replacement boundary fences and gates around the Crofton Infant School site. The fences will feature a meshed design and a green powder coated aluminium finish and are intended to increase security. There will be an approx. 1m gap between the proposed fences and the fences to neighbouring properties which will allow for maintenance.

Planning permission was recently granted for 2m high fences and gates.

Location

The Infant School occupies a 1.99ha site and is surrounded by mainly residential development comprising houses and bungalows.

Comments from Local Residents

Nearby residents were notified of the application and no representations were received.

Comments from Consultees

There are no technical highways objections.

Any further responses to consultations will be reported verbally at the meeting.

Planning History

Planning permission was granted in October 2013 for 2m high fences and gates around the Infant School site and 2.4m high fences and gates around the Junior School site (ref. 13/03592).

Planning Considerations

The application falls to be determined in accordance with the following policies:

Unitary Development Plan

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other Means of Enclosure

London Plan

- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

Conclusions

Planning permission was recently granted for 2m high fences. The main issues relating to the application are the impact that a 0.4m high increase in the height of the fences will have on the character of the area and on the amenities of the occupants of nearby residential properties.

The proposed fencing and gates will be higher than those being replaced and those previously permitted and will result in improved security. The fencing and gates will be equivalent in height to those permitted at the Junior School site. The proposal should not result in undue harm to the character of the area and the security benefits can be viewed positively.

It is considered that there will be no undue harm to the amenities of neighbouring residential properties.

Background papers referred to during the production of this report comprise all correspondence and other documents on files refs. 13/002435 and 13/03592, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

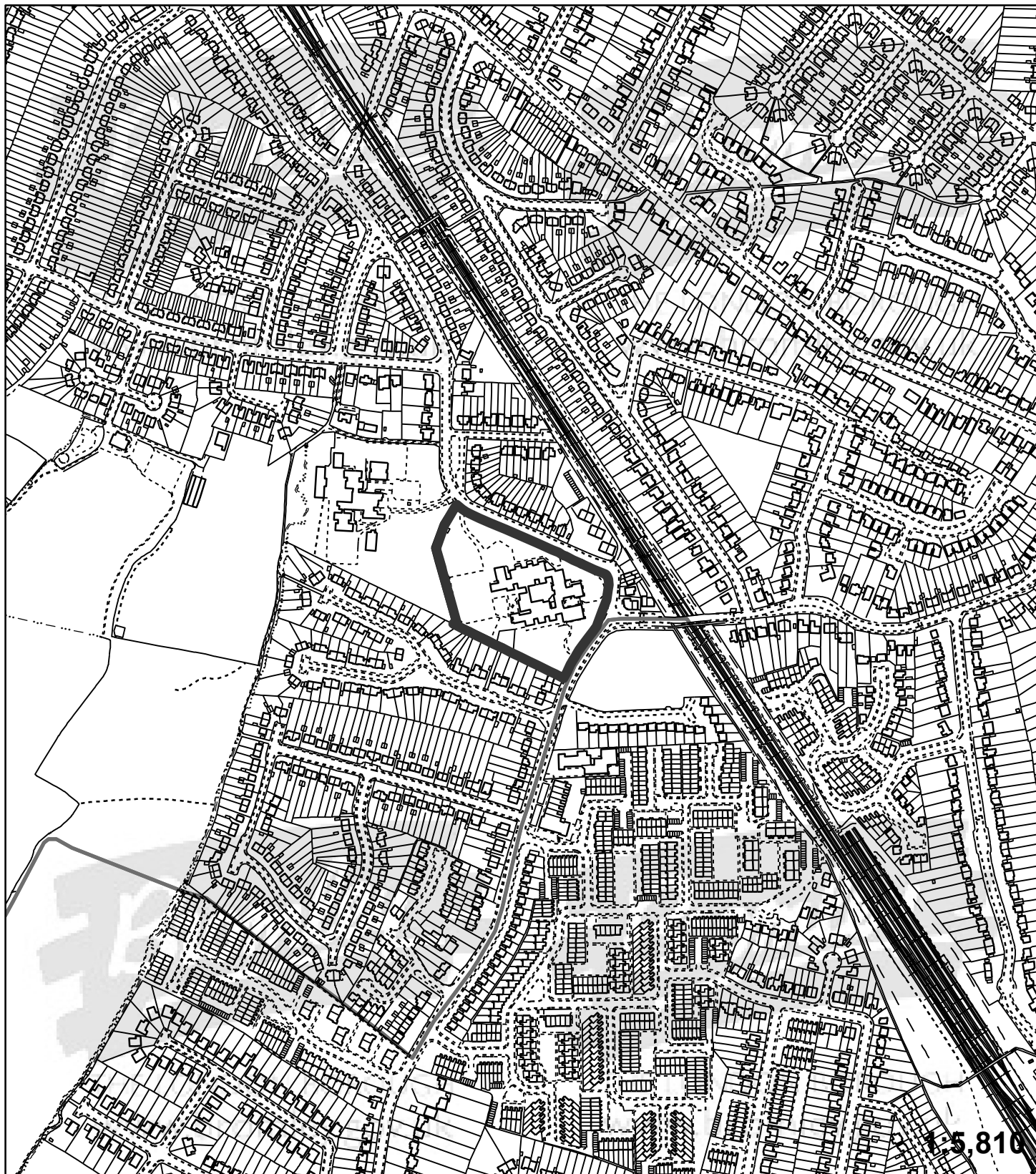
- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years

2 ACK01 Compliance with submitted plan
 ACC01R Reason C01

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BR5 1EJ

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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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