

SECTION '2' – Applications meriting special consideration

Application No : 13/03790/FULL6

Ward:
Copers Cope

Address : 45 Beckenham Place Park Beckenham
BR3 5BS

OS Grid Ref: E: 537734 N: 170353

Applicant : Mr C Nixon

Objections : YES

Description of Development:

Front boundary metal railings/electric gates and side boundary metal railings/gate max height 1.675m

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

This application proposes metal railings with electric gates with a maximum railing height of 1.675m. The proposed fencing will be to the front and side of the property with a grassed area remaining between the railings and the road way to the front.

Location

The site is a detached dwelling house located within an Area of Special Residential Character (ASRC), adjacent to Beckenham Place Park Conservation Area (CA), opposite Urban Open Space (UOS), on a prominent corner plot, to the north side of Beckenham Place Park and the east of Dura Den Close.

Comments from Local Residents

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

- deeds should be checked as there are restrictive covenants
- missing documents from the agent's submission
- visual/planning considerations should have priority over security concerns raised by the applicants

- security could be improved to a reasonable extent by other, less visually drastic means
- open frontage and coherent treatment are a large part of distinctive character
- destroy visual coherence of Dura Den Close
- urbanise entry to highly rural conservation area
- imposing an alien aesthetic on an exceptionally exposed and prominent site within an ASRC characterised by its generally open, quasi-rural aspect

Comments from Consultees

No objections are raised from a Highway's point of view given the boundary fence is to the front and side of the residential unit and will have no impact on sightlines and visibility splays.

Concerns are raised from a Conservation point of view in that there is an open aspect to this area and the erection of high boundary treatments would have a negative impact.

Planning Considerations

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan:

BE1 Design of New Development
 BE13 Development Adjacent to a Conservation Area
 H10 Areas of Special Residential Character

Appendix 1 Areas of Special Residential Character

SPG1
 SPG2

Planning History

The planning history includes a single storey rear extension under ref. 06/04231; the original development was given permission under ref. 71/02280.

Conclusions

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

Appendix 1 advises that developments likely to erode the individual quality and character of the ASRCs will be resisted. In respect of Beckenham Place Park planning policy notes that the western end is a pleasant residential area comprising some post-war housing which although are of no particular architectural merit are in a good setting. The significance of adjacent open spaces and fine street trees are noted which provide most of the area's character of remoteness.

Policy BE13 expects a development proposal adjacent to a conservation area to preserve or enhance its setting and not detract from view into or out of the area.

Local objections have been raised (summarised above with full text available to view on file) primarily raising concerns with visual impact and impact on the openness of the area. It is noted that attention is drawn to potentially restrictive covenants, however covenants are a private matter between the two parties concerned rather than comprising a planning consideration. A supporting statement has been received from the applicants which draws attention to other similar boundary treatments within the area; it also states that the openness has been created by removal of overgrown shrubbery and the introduction of more formal landscaped gardens since their purchase of the property in 2006. The statement is accompanied by an appendix setting out the extent of vandalism that has occurred at the property from June 2007.

The application site is directly adjacent the Conservation Area, with the adjacent property 'The Park' hosting railing boundary enclosure, similar to that proposed by this application. There is chain link style fencing opposite the site (approximately 2.5/3m high) enclosing the recreational facilities within the UOS. For the most part, in the vicinity, this has vegetation growing either adjacent to and/or through the chain link.

Number 1 Dura Den Close, opposite the site to the west, has an open aspect to the front of the Close and the return onto Beckenham Place Park with some soft landscaping but no boundary fencing. Because Number 1 Dura Den Close faces into the Close the rear garden is enclosed by brick wall and piers with inserted fence panels offering a height of approximately 1.8m high. The most part of this faces onto the highway of Beckenham Place Park.

Within the proximity of the site there are clearly examples of high boundary fencing onto the highway. However, to consider the effect of the proposed boundary fencing, the subject of this application, on the character of the area it is noted that upon approaching the site although the application site is the only house of this development which faces onto Beckenham Place Park, due to the design of the houses and the layout of this particular development it is readily identifiable as part of the Dura Den Close Development. Careful consideration therefore needs to be given as to how the proposed railings relate to their context and their impact on the character of the ASRC and the adjacent CA.

Policy considerations note that the setting of existing development is a particular feature of the ASRC; the application site relates strongly to its setting within Dura Den Close and given the openness that the two 'entrance' properties (number 1 Dura Den close and number 45 Beckenham Place Park) contribute to this specific location and the lead into the adjacent Conservation Area it may, on balance, be considered that to introduce boundary treatment of the height proposed (although the use of open railings is proposed which allow views into and out of the site), would compromise the openness of the area which makes a valuable contribution to the character of the ASRC.

In respect of the site's relationship to the adjacent CA, whilst there are railings to the first site within the CA the character is influenced by the mature landscape setting. It may be considered that the openness of the application site and surrounds currently offers a softness of view into the CA area whereas the introduction of railings at the height proposed would introduce a level of built development which would not preserve or enhance views into and out of the area.

Whilst no Highway objections are raised, concerns have been raised from a Conservation point of view in that there is an open aspect to this area and the erection of high boundary treatments would have a negative impact.

The issues relating to vandalism as raised within the supporting statement are noted but, as regrettable as these are, are not considered sufficient to put aside usual policy considerations in respect of the development proposed.

On balance, Members may consider that the height of the fencing proposed is not acceptable in that it would result in a detrimental impact on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/03790, excluding exempt information.

as amended by documents received on 23.12.2013

RECOMMENDATION: PERMISSION BE REFUSED

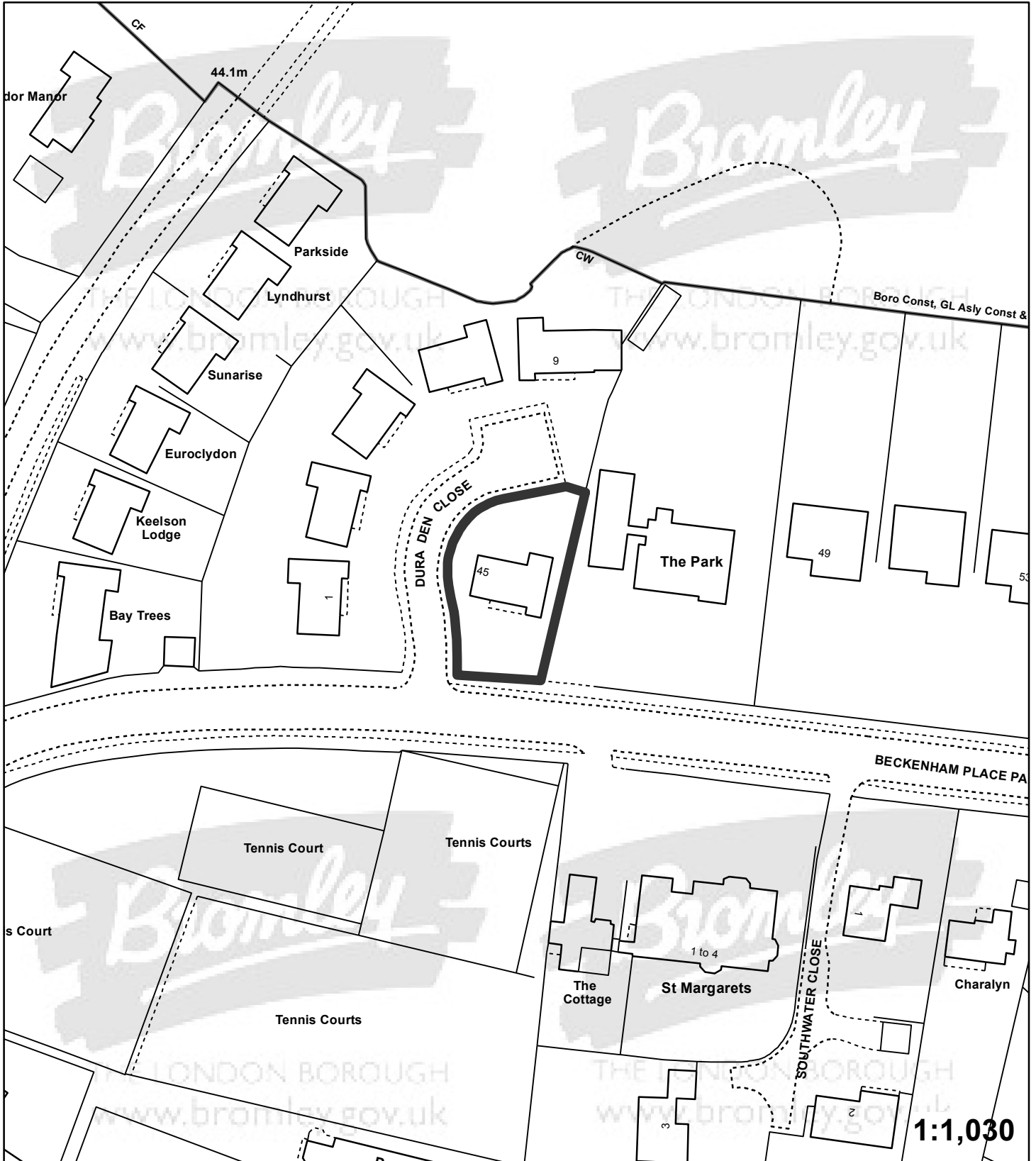
The reasons for refusal are:

- 1 The proposed development, by way of the height of the railings, would be detrimental to the visual amenities of the street scene within this Area of Special Residential Character and adjacent to Beckenham Place Park Conservation Area thereby contrary to Policies BE1, BE13 and H10 of the Unitary Development Plan.

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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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