

SECTION '2' – Applications meriting special consideration

Application No : 13/00867/FULL1

Ward:
Bickley

Address : Street Record Sycamore Place Bromley

OS Grid Ref: E: 543141 N: 168812

Applicant : Mr Paul Harwood

Objections : YES

Description of Development:

Relocation of existing automatic gates within access road to Sycamore Place.

Key designations:

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

Proposal

The proposal is to relocate the existing access gates to a point closer to the main highway. The re-sited gates will be approximately 30m from the highway (as scaled from the submitted plans) and the proposal is aimed at improving access to properties at Sycamore Place. The gates measure 8.25m in width x 1.93m in height.

Location

The application site forms part of a residential cul-de-sac of seven houses situated off Blackbrook Lane.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received dated 7.6.13. These objections were raised on the basis of the siting of the proposed gates; the design of the gates; and noise and disturbance issues.

Following the above comments, a letter was received from the applicant on 3.4.14 responding to the above points, and accompanied by revised plans.

Neighbouring owners/occupiers were re-notified on 8.5.14 and the following comments were received:

- there is no longer a need to relocate the gates as building work on adjoining site has been completed
- traffic and noise pollution as vehicles wait to enter-leave access road
- proposal may lead to encroachment on neighbouring property
- undermine property price
- safety will be undermined
- there has been no ongoing issue concerning access to Sycamore Place

A supporting comment from a neighbouring resident was received on 27.6.13 following the first series of neighbour consultations.

Comments from Consultees

No technical Highways objections have been raised.

No objections have been raised by the Tree Officer.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan (UDP):

BE1 Design of New Development

BE7 Railings, Boundary Walls and Other Means of Enclosure

Planning History

Under ref. 06/02762, planning permission was granted for the demolition of existing dwelling at No. 136 Blackbrook Lane and the erection of five detached dwellings. Condition 3 of that planning permission required details of boundary enclosures to be agreed (which would have included the entrance gate). Details were subsequently agreed by the Council in June 2008.

Under ref. 07/03960, planning permission was granted at appeal for the demolition of the existing house at No. 138 Blackbrook Lane (to the north of the application site) and for the erection of three detached houses. That permission was subsequently renewed and those houses have been completed in the last year.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and on the amenities of neighbouring residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Policy BE1 sets out a number of criteria regarding the design of new development, including that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance.

Policy BE7 concerning boundary enclosures 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.

In this case it is proposed to re-site the existing access gates further forward, although these will still remain generously separated from the highway at Blackbrook Lane. As such, there will be little difference in terms of visual appearance, to warrant refusal on that ground.

However, concerns are raised on the basis that the proposed new location of the entrance gates will undermine neighbouring amenity, by reason of noise and disturbance. It is noted that the new location would be within particularly close proximity of the dwellings at Nos. 134 and 136 which adjoin the access drive, and there is potential for these dwellings to suffer from additional noise and disturbance from cars entering and exiting Sycamore Place as vehicles would need to slow down adjacent to those dwellings prior to gaining access to the properties within the cul-de-sac. Accordingly, the proposal is considered unneighbourly and contrary to Policy BE1 of the UDP.

Background papers referred to during production of this report comprise all correspondence on the files refs. 06/02762 and 13/00867, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 03.04.2014

RECOMMENDATION: PERMISSION BE REFUSED

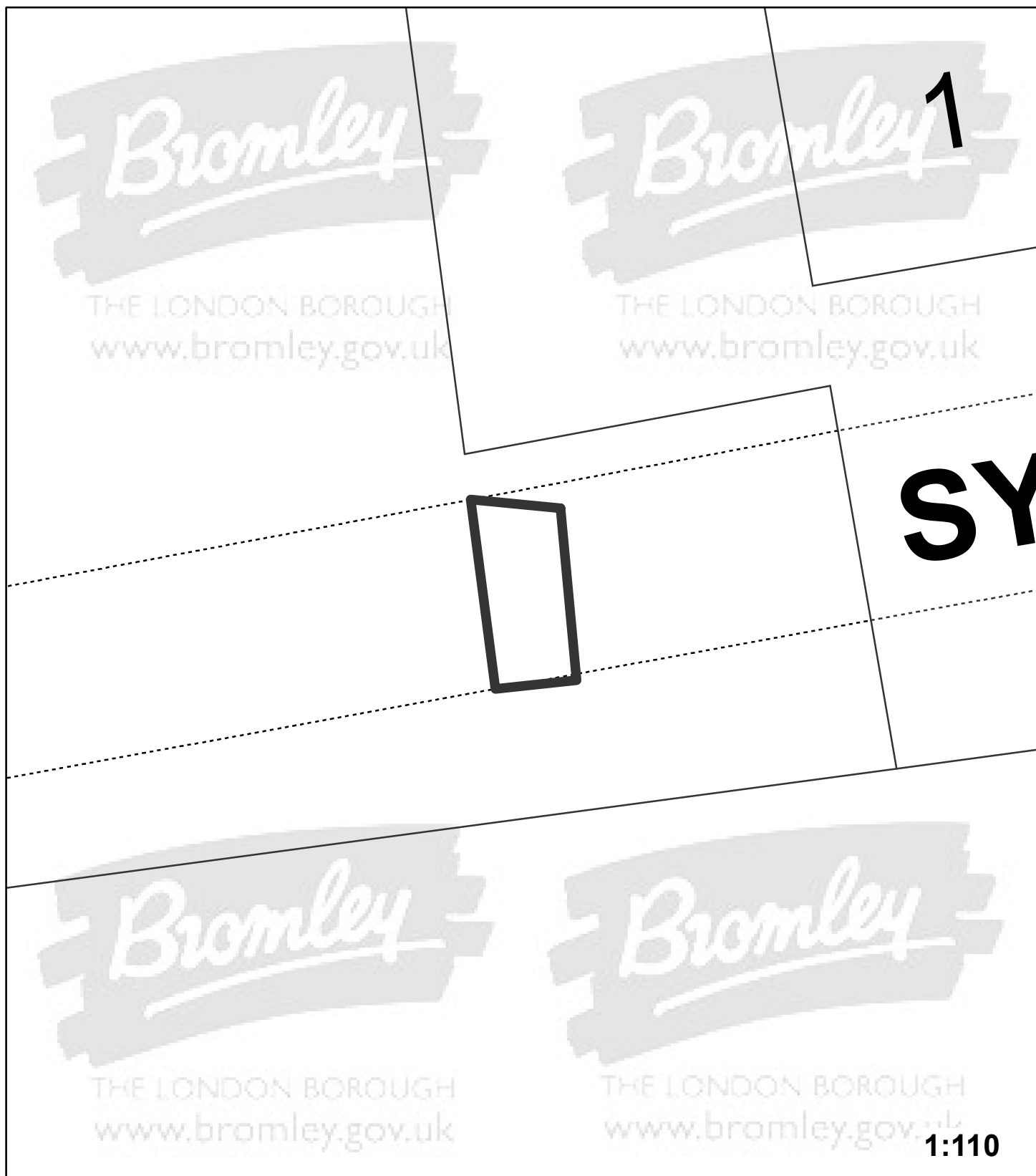
The reasons for refusal are:

- 1 The proposed access would harm the living conditions of the existing properties adjoining the site of the relocated entrance gates by reason of noise and disturbance, contrary to Policy BE1 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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