

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

Application No : 14/01567/REG3

Ward:
Kelsey And Eden Park

Address : Recreation Ground Stanhope Grove
Beckenham

OS Grid Ref: E: 536691 N: 168139

Applicant : London Borough Bromley

Objections : YES

Description of Development:

Modular building adjacent to pavilion and security fencing to perimeter of pavilion.

Key designations:

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

Proposal

The proposal is for a concrete panel garage to the south of the existing recreation ground pavilion building. The garage will be 5.18m wide and 7.42m deep and 3.22m high to the ridge of the pitched roof. There will be a 2.53m high 'exempla' type panelled mesh security fence finished in 'moss green' around the garage and the existing pavilion building.

Location

The recreation ground is located to the rear of houses fronting Stanhope Grove and Eden Park Avenue. Beckenham Rugby Club is located to the west of the site and the David Lloyd Leisure Club is located to the south.

Comments from Local Residents

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

- pavilion is dilapidated and should be renovated
- fencing will spoil natural appearance of the recreation ground and create an 'air of suspicion'
- security should be provided through CCTV.

Comments from Consultees

There are no objections in terms of highways.

Planning Considerations

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

G8 Urban Open Space
BE1 Design of New Development

Conclusions

The main issues to be considered are the impact of the proposal on the residential amenities of the occupants of nearby dwellings and the impact on the character of the area, including the impact on the openness of Urban Open Space.

Policy G8 of the UDP states that proposals for built development in Urban Open Space will be permitted where the development is related to the existing use of the site and where the scale, siting and size of the proposal should not unduly impair the open nature of the site. The garage building will house ground maintenance equipment whilst the fencing will provide security for the garage and adjacent pavilion. The proposal is therefore related to the existing use of the site and it is considered that its siting adjacent to the existing pavilion building will ensure that the openness of Urban Open Space is adequately maintained. The proposal is considered acceptable in Urban Open Space terms.

The building and fence will be located a significant distance from the nearest residential properties and the development is not considered to result in undue harm in character terms. The proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence on file ref. 14/01567, excluding exempt information.

RECOMMENDATION: PERMISSION

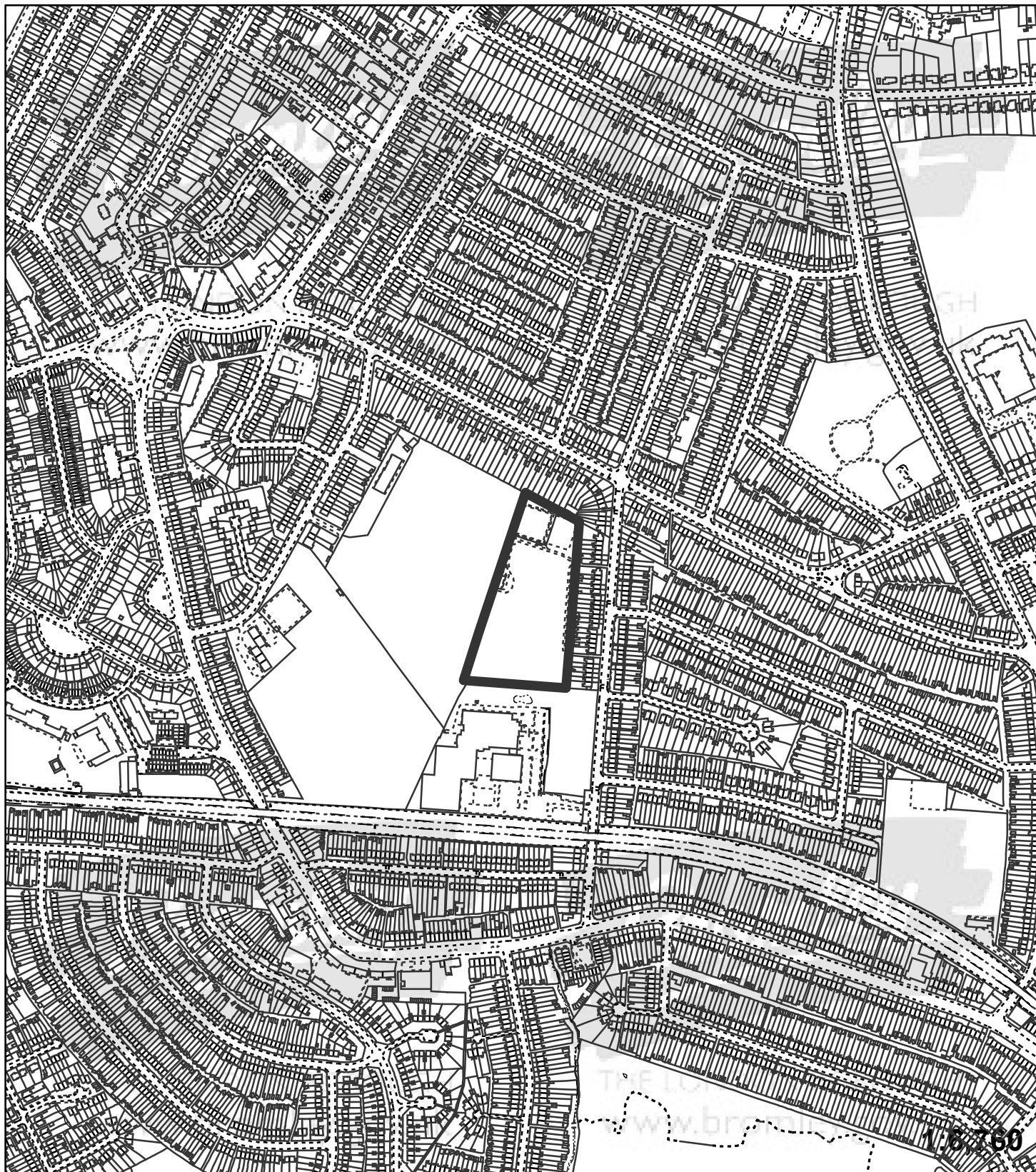
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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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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