

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

**Application No : 14/02066/FULL1**

**Ward:  
Bromley Town**

**Address : 7 Hayes Lane Hayes Bromley BR2 9EA**

**OS Grid Ref: E: 540971 N: 168100**

**Applicant : London Borough Of Bromley**

**Objections : NO**

**Description of Development:**

2.59m high (max) fencing and gates to either side of No 7 and 9 Hayes Lane to provide footpath for access to playing field beyond

Key designations:

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

**Proposal**

A 2.59m high close boarded fence is proposed to both sides of the flank boundary at Nos. 7 and 9 Hayes Road. There would be lockable gates at either end of the access. The gates fronting Hayes Road would be set back some 3.86m from the pavement edge. The purpose of the proposal is to provide an additional access to the playing field to the rear of The Kingswood Centre. The land itself between Nos. 7 and 9 is owned by the Council.

**Location**

The site is located at the eastern end of Hayes Lane close to the junction with Masons Hill. Hayes Lane (B265) is a Local Distributor Road and the section of the road adjacent to the site is residential in character. Nos. 7 and 9 are detached single dwellings both of which back onto the playing fields in this location.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from a nearby resident querying the purpose for the application proposal.

## Comments from Consultees

Highways -the gate is set back from the highway/public footpath by 3.86 metres. The fencing from the highway/public footpath up to the gate is at a height of 1 meter in order to not impede visibility splays. No objection are therefore raised to the proposal.

## Planning Considerations

BE1 Design of New Development  
T18 Road Safety

## Conclusions

The proposed gate fronting Hayes Road would be set back from the public footpath by 3.86m and will be up to a height of 1m up until this point, rising to a height of 2.6m beyond this point. By stepping the height of the fence in this way the proposal not only allows for visibility splays to be maintained. In addition it also ensures that the height of the fencing does not stand out as a discordant feature within the street scene. In doing so it is considered that the proposal is compliant with Policies BE1 and T18 of the Unitary Development Plan.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/02066, excluding exempt information.

as amended by documents received on 05.08.2014

## RECOMMENDATION: PERMISSION

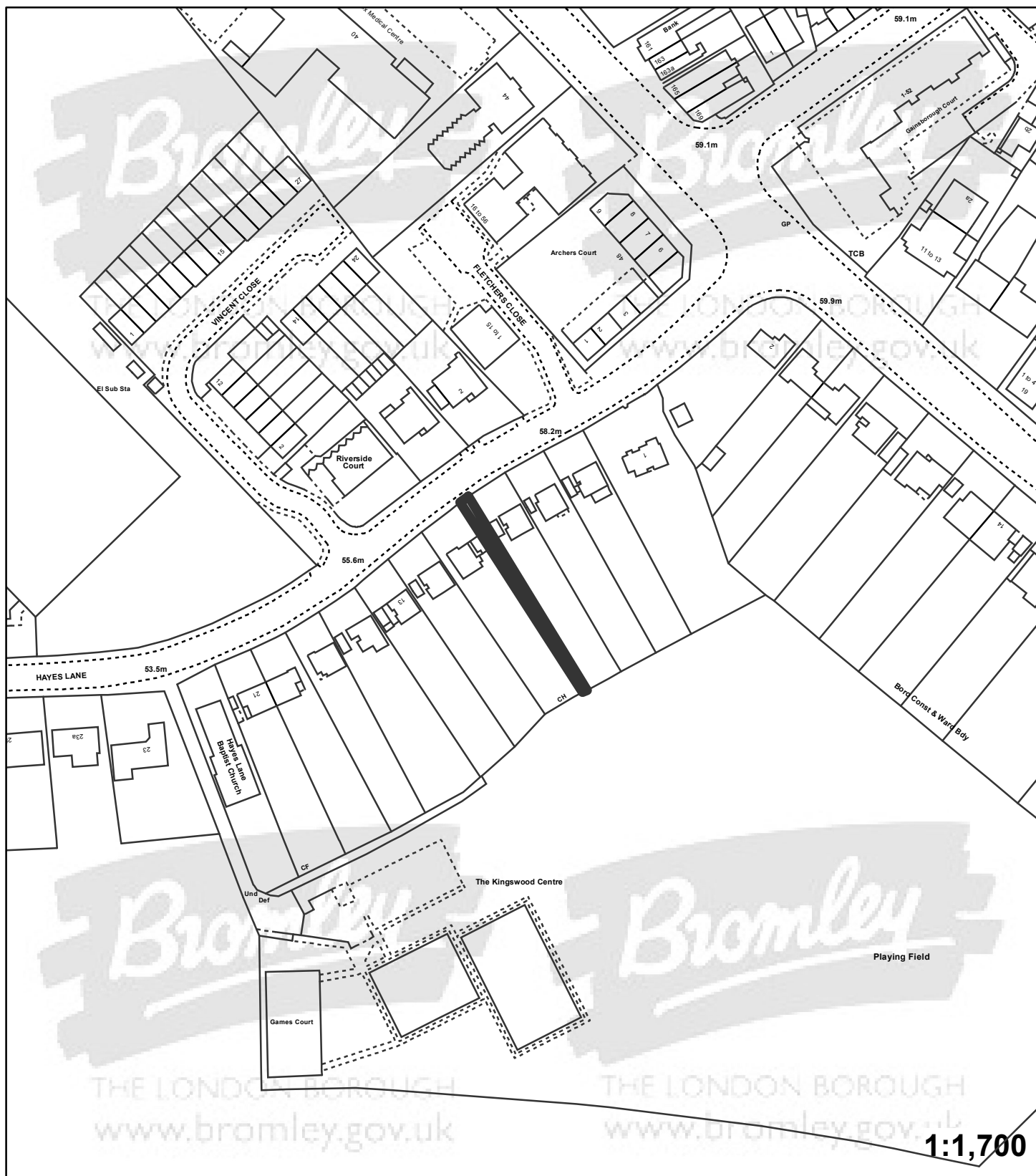
Subject to the following conditions:

- 1 ACH12 Vis. splays (vehicular access) (2 in) 3.3m x 2.4m x 3.3m 1m  
ACH12R Reason H12

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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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