

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/02998/FULL6

Ward:
Plaistow And Sundridge

Address : Treesway Lodge Road Bromley BR1
3ND

OS Grid Ref: E: 541231 N: 170380

Applicant : Mr Clifford

Objections : NO

Description of Development:

2.1m high (max) front boundary wall, piers, railings, gates and 2.6m high rear boundary fence

RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land
Open Space Deficiency
Sites of Interest for Nat. Conservation

Proposal

This application seeks retrospective planning permission for 2.1m high (max) front boundary wall, piers, railings, gates and 2.6m high rear boundary fence.

Location

The application site is a detached dwelling house located on the east side of Lodge Road. From the road the land rises to the east and to the west; houses to each side of the road are in an elevated position. The road is unadopted and the land to the rear is designated as Metropolitan Open Land. The access road to Sundridge Park Manor is to the rear of the site.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received at the time of writing the report. Any update to this will be reported verbally to Committee.

Comments from Consultees

No objections are raised from a Highway point of view.

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
T11 New Accesses
T18 Road Safety

SPG1
SPG2

Planning History

The planning history includes a number of applications to extend the property. Application ref. 12/01581 granted consent for the increase of the roof height to include front dormer and elevational alterations, two storey rear part one/two storey sides and first floor front extension. Two applications were then submitted for consideration of a detached double garage to the front of the site with habitable accommodation above. One was withdrawn and the other, reference 12/03288 was refused.

A further application was granted permission, ref. 13/00074, which sought revisions to the previous approved application, ref. 12/01581, to include a single storey front extension (for a garage).

A retrospective application was refused, ref. 13/03887, for revisions to permission ref. 13/00074, to include additional rooflights to the ground floor and second floor and alterations to the garage roof design, alterations to the front fenestration and corrected boundary details.

Application ref. 14/01529 for revisions to permission ref. 13/00074 was granted permission and a separate part retrospective application for the installation of 8 air conditioning units with enclosure, ref. 14/00682, was refused and is currently at appeal.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact on highway safety and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Given the siting and design of the boundary treatment, to the front and rear boundaries, they are unlikely to have such a detrimental effect on neighbouring amenity as to raise a planning concern in this respect.

With regard to the character of the area there is an existing rear boundary fence and the replacement with a 2m high close boarded fence with 600mm trellis on top is not considered to have an undue impact to the character of Willoughby Lane. Given the previous arrangement the works to the front wall are not considered to result in a significantly greater impact on the street scene.

No Highways concerns are raised.

Having had regard to the above it is considered that the development is considered acceptable in that it does not result in a significant loss of amenity to local residents, does not result in a detrimental impact on highway safety nor does it impact to the detriment of the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

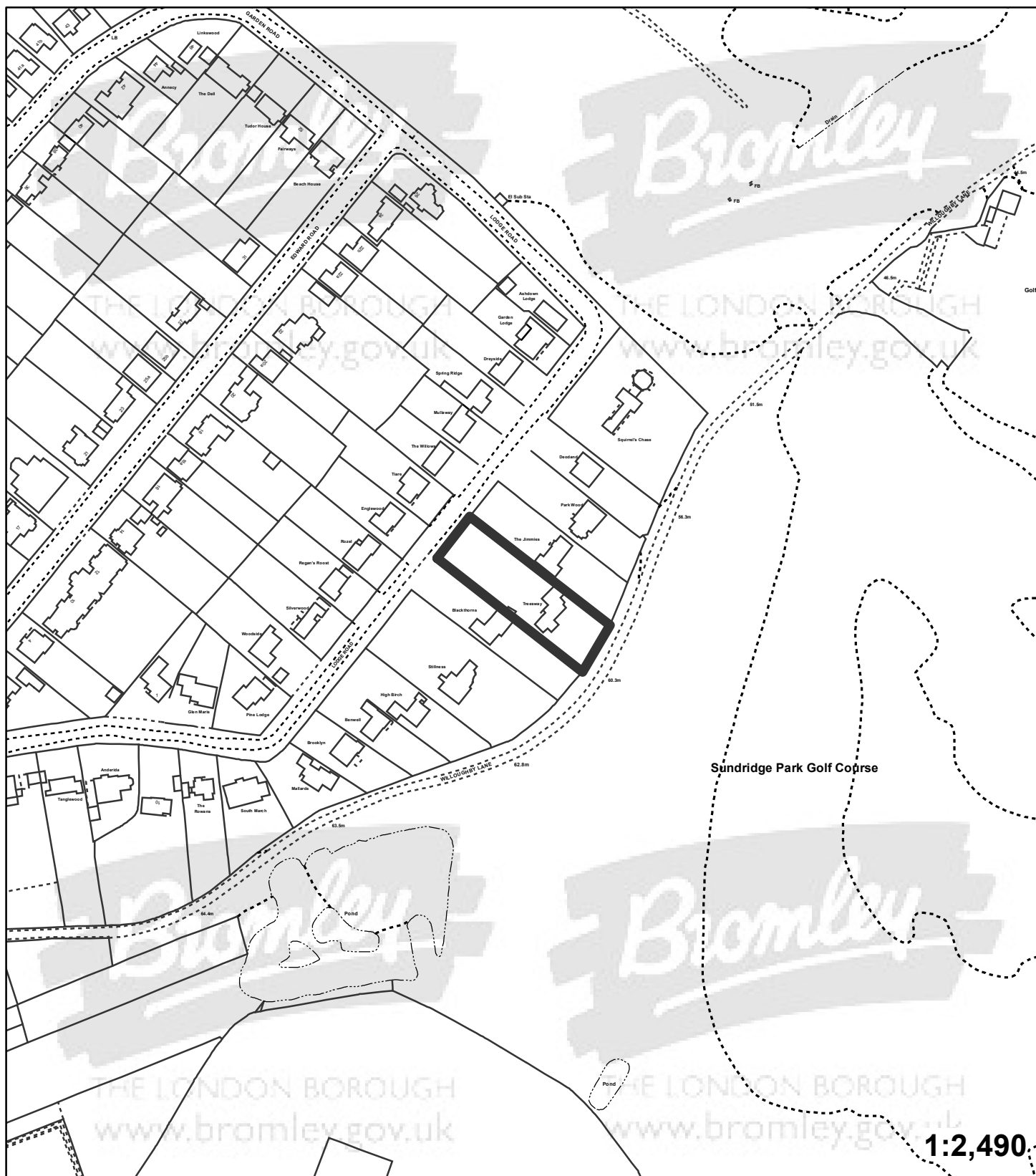
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACK01
ACC01R | Compliance with submitted plan
Reason C01 |
|---|-----------------|--|

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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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