

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

Application No : 14/03278/FULL1

Ward:
Bromley Town

Address : Blyth Wood Park 20 Blyth Road
Bromley BR1 3TN

OS Grid Ref: E: 539789 N: 169642

Applicant : Mr R Pooke

Objections : YES

Description of Development:

Fence and gates fronting Bracken Hill Lane
PART RETROSPECTIVE

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Bromley Town Centre Area Buffer 200m
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The application seeks permission for fence and gates fronting Bracken Hill Lane.

The gate would be positioned 6 metres from Bracken Hill Lane and approximately 11 metres from the northern boundary of the site. To the southern side of the gate, the 1 metre high wall would be retained for a length of approximately 1 metre, and to the northern side of the gate, the 1 metre high wall would be retained for a length of approximately 6 metres.

Location

The site is located to the eastern side of Bracken Hill Lane.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and 12 letters of objection were received, summarised as follows:

- the proposed access is located at a dangerous point on the road.
- the wall and fence would block views of the driver exiting the site.

- would lead to increased parking in the Lane.
- trees on the site have been removed.
- some of the work has already been undertaken on site.
- the access is not intended for the use of the single dwelling. The applicant intends to create a number of flats.
- the fence is excessively dominant in the streetscene.
- the access is unnecessary.

Comments from Consultees

Highways Department:

The proposed vehicular access to a flat and gym is from Bracken Hill Lane, which is a cul-de-sac:

“I would not have an objection to the application for a fence only, ie. without a gate and a crossover”.

Planning Considerations

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

BE1 Design of New Development

SPG1 General Design Principles

SPG2 Residential Design Guidance

Planning History

98/00340/FUL - Change of use of first floor leisure centre from offices to one residential self-contained flat. Conditional permission. Not implemented.

98/03273/FUL - Change of use of first floor of leisure centre from offices to 1 two bedroom flat with elevational alterations including dormers to north and south elevations, replacement of part roof on west elevation by glazed conservatory with projecting balcony. Conditional permission. Implemented.

99/01840/FUL - Additional rooflights and formation of open balcony within roof space on west facing elevations to new flat on first floor of leisure centre granted under application 98/3273. Conditional permission. Implemented.

14/03230/FULL1 - Formation of vehicular access. Pending consideration.

14/03400/FULL6 - Change of use of ground and first floor from sports hall (use class D2) to C3 incorporating the existing residential unit in the roof space to form a single 4 bedroom dwelling. Pending consideration.

Conclusions

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

With regard to the impact of the proposal on the character of the area, this side of Bracken Hill Lane is characterised by a relatively unbroken expanse of brick wall and fencing, behind which is sited a number of mature trees. It is understood that some of the fencing in place is that which retrospective approval is sought for under this current application. It is also noted that objections have been raised by the neighbouring properties regarding the removal of these trees, however the submitted plan does not indicate the felling of any trees. The alterations to the fencing and the proposed gate are not considered to adversely impact on the character of the area, as fencing is not an uncommon feature in the wider street scene, the entrance gate would be set back in the site and the existing trees, which contribute positively to the character of the street, would remain in place. As such, no objections are raised to the proposal in this regard.

Furthermore, given the nature of the proposal, it is considered that there would be no adverse impact on the amenities of the neighbouring residential properties.

Having had regard to the above, it is considered that the proposed would not have a detrimental impact on the character of the area or result in a loss of amenity to local residents.

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 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |