

# **MINUTE ANNEX**

## **APPENDIX 2**

### **LONDON BOROUGH OF BROMLEY PLANS SUB-COMMITTEE 2**

**17 MARCH 2016**

**ITEM 4.7 - (15/04938/FULL6) - 51 Birchwood Road, Petts Wood, Orpington, BR5 1NX**

**ITEM 4.8 - (15/05441/FULL6) - 58 Birchwood Road, Petts Wood, Orpington, BR5 1NZ**

#### **COMMENTS RECEIVED AT THE MEETING FROM SUB-COMMITTEE AND WARD MEMBER, COUNCILLOR SIMON FAWTHROP**

Madam Chairman,

In addressing this application, I can confirm that I speak on behalf of all three Petts Wood & Knoll Ward Councillors. The issue of this application is the principle of the proposal and the impact it will have on The Petts Wood Area of Special Residential Character (ASRC).

As colleagues will be aware the Supplementary Guidance which revised the Petts Wood ASRC description was passed unanimously by the Council. In that description it explains the characteristics of the ASRC and those elements which are important. The description addresses the concerns relating to the impact of high walls and frontage upon the street scene within the ASRC.

It states explicitly that the characteristics include an open feel predicated by low boundaries and visible front gardens, it goes on to say that it gives the area an open and semi-rural feel in line with the garden suburb principle. Members have to consider the impact of the proposed development on the ASRC. The point about the revised description is that not only is it possible to have a terracing effect upon houses, but that higher boundaries when combined together would also have an impact that terraces the street scene, that undermines the open feel and degrades the ASRC. It is no coincidence that the Council has applied for an Article 4 direction on all the Boundaries within the ASRC which will come into force shortly as recognition of the damage that this type of development has upon the outlook and appearance of the ASRC. The ASRC was not created as a gated community it was created as a garden suburb open and welcoming. This application undermines both the principle and the character of the area contrary to policies H10 and BE1

Policy H10 has to respect and compliment the qualities of the Area which it fails to do. This is supported by Appendix I paragraph 1.2 (i) which states that developments **likely** to erode the individual quality and character of the ASRCs will be resisted.

Finally as the author of the revised supplementary guidance on the Petts Wood ASRC if there is any doubt as to its interpretation then as the authority on the meaning I am more than happy to be consulted.

Madam Chairman I therefore ask the committee to refuse this application on the grounds of policies H10 and BE1.

COUNCILLOR SIMON FAWTHORP