

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

Application No : 10/03347/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Dorset Road Infant School Dorset Road
Mottingham London SE9 4QX

OS Grid Ref: E: 542188 N: 172762

Applicant : Mrs Jean Hiller

Objections : NO

Description of Development:

Relocation of existing rear boundary fence

Proposal

The proposal relates to a replacement boundary fence comprising wrought iron railings and concrete posts with timber clad panels.

Location

The application site fronts Portland Road with the main entrance to the school building situated along Dorset Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received at the time of writing this report.

Comments from Consultees

None.

Planning Considerations

Policies BE1 and BE7 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design; and to resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would erode the open nature of the area, or would adversely impact on local townscape character.

Planning History

There is no relevant planning history relating to this application.

Conclusions

The main issue relating to the application is the effect that it would have on the character and appearance of the streetscene.

Policy BE7 recognises that the introduction of new boundary enclosures can have a significant effect on the character of an area and that it is important that new enclosures are appropriate in scale, location and design.

In view of the height and materials of the proposed enclosures these are considered sympathetic in relation to their surroundings and unlikely to significantly affect the character of the streetscene.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02027, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosures

The development is considered satisfactory in relation to the following:

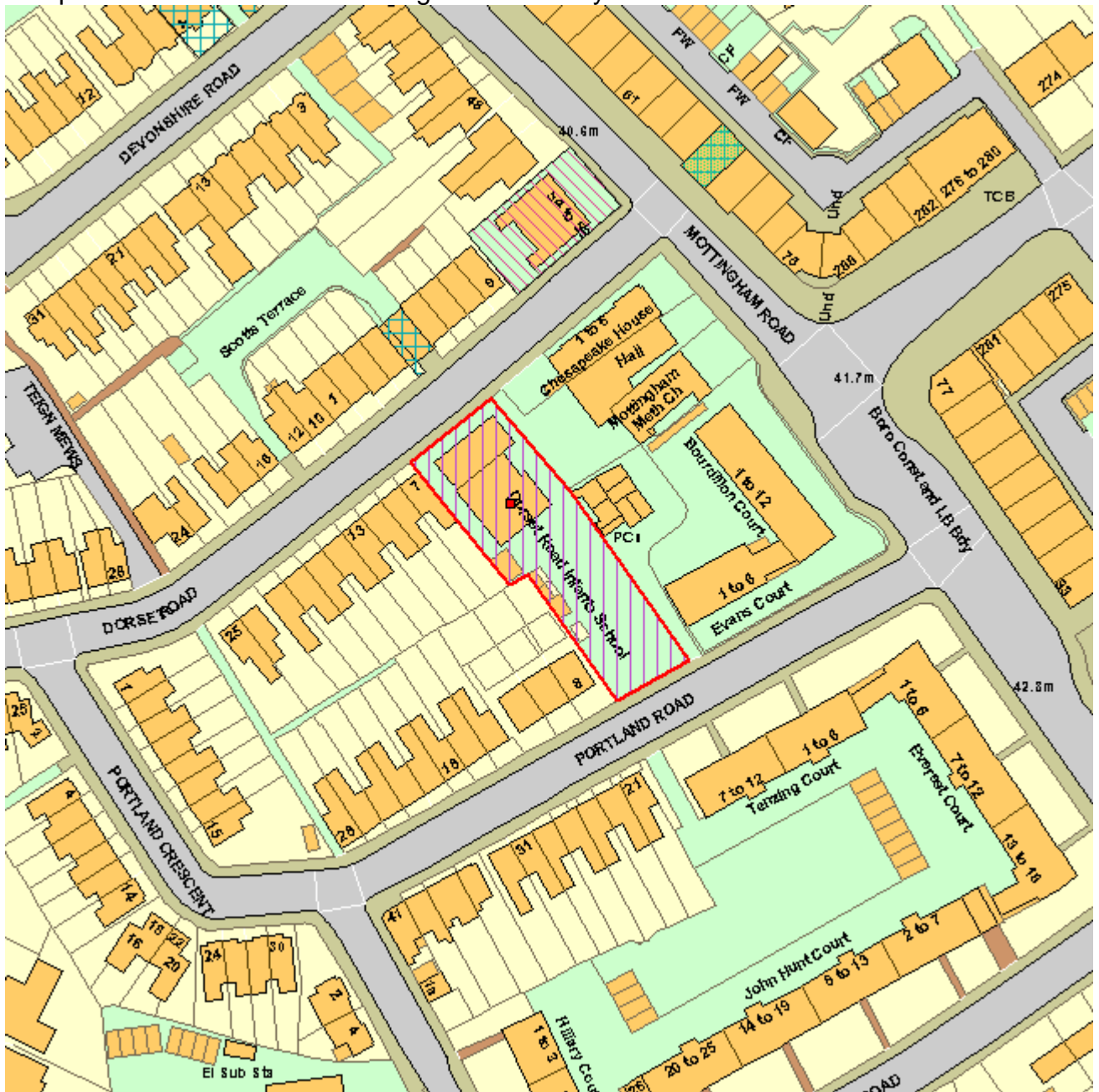
- (a) the appearance of the development in the street scene;
- (b) the character of the development in the area;
- (c) the light and outlook of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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