

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

Application No : 11/01248/FULL6

Ward:
Chislehurst

Address : 25 Park Road Chislehurst BR7 5AY

OS Grid Ref: E: 543893 N: 170888

Applicant : Mr Wade Rasmussen

Objections : YES

Description of Development:

Side boundary fence in rear garden between Nos. 24 and 25. Max height 2.2 m
RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- A 2.2m high side boundary fence has been erected along part of the north-eastern flank boundary with No.24 Park Road which consists of horizontal wooden slats
- It requires planning permission as it exceeds 2m in height.

Location

This mid-terrace property, which lies within Chislehurst Conservation Area, is located on the south-eastern side of Park Road, and backs onto a rear access road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from the owner and tenants of the adjoining property at No.24, which can be summarised as follows:

- loss of light to high-level side windows of conservatory
- difficulty of maintaining windows due to closeness of fence
- fence blocks ventilation via windows

- view of fence from windows is unsightly and oppressive.

Comments from Consultees

No comments were received from the Advisory Panel for Conservation Areas.

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

BE7 Railings, Boundary Walls and Other Means of Enclosure

BE11 Conservation Areas

Planning History

There does not appear to be any record of planning permission having been granted for the single storey rear extension to No.24 adjacent.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of Chislehurst Conservation Area, and the impact on the amenities of the occupants of neighbouring residential properties.

The applicant states that he erected the fence as the neighbour's extension is situated on the boundary with his property and contains clear glazed windows which were unneighbourly, and rotting timber window frames which were unsightly. Noise from the windows was also a problem.

The appearance and design of the fence is acceptable in this conservation area location, and is not visible outside the rear garden area due to high boundary screening. Therefore, it is not considered to be harmful to the character and appearance of Chislehurst Conservation Area.

With regard to the impact on the adjacent property at No.24, the fence blocks the outlook and light from the high-level side windows in the conservatory, however, the glazed roof allows sufficient light into the rear extension, and high-level windows are not normally expected to provide a view. Maintenance of the boundary structures are a private matter, as are ventilation issues.

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it does not result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of Chislehurst Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01248, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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
- BE11 Conservation Areas
- BE7 Railings, Boundary Walls and Other Means of Enclosure

The development is considered to be satisfactory in relation to the following:

- (a) the visual impact on the character and appearance of Chislehurst Conservation Area
- (b) the impact on the amenities of the occupiers of the adjacent residential property

and having regard to all other matters raised, including neighbours concerns.

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RETROSPECTIVE APPLICATION



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