

PART 1 - PUBLIC

- Info on notices, orders or directions

Decision Maker: PLANS SUB-COMMITTEE 1

Date: 4 AUGUST 2011

Decision Type: Non-Urgent Non-Executive Non-Key

Title: 20A CAMBRIDGE ROAD, BROMLEY, BR1 4EA

Contact Officer: Tim Bloomfield, Development Control Manager
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Chief Officer: Chief Planner

Ward: Plaistow and Sundridge

1. A complaint has been received regarding a detached outbuilding building which has been erected in the rear garden of 20a Cambridge Road, Bromley.

2. RECOMMENDATION

No further action be taken.

3. COMMENTARY

- 3.1 A site visit revealed that a single storey detached building was under construction at the bottom of the garden of the site with a pitched roof which measured 4m in high to the ridge and 2.4m to the eaves. The building is approx. 7.5m long and 5.5m wide and is situated adjacent to the southern boundary fence and 1.16m from the eastern boundary. The owner claims that the building is permitted development and states that it is intended to be used as a games room.
- 3.2 The height of the building and its position in relation to the boundary means that it falls outside permitted development rights under The Town and Country Planning General Permitted Development Order, as amended. However if the structure been sited 2m from the boundaries it would be permitted development rights under Class E.1.
- 3.3 The building is situated at the end of the rear garden and is screened along the eastern boundary by mature trees over 5m in height. The design of the building incorporating a pitched roof is considered to be acceptable and it does not have a significant adverse impact effect on the appearance of the area or the residential amenities of the adjoining properties.

- 3.4 Advice has been sought from the Council's solicitor who confirmed that the building requires planning permission in view of its height and siting within 2m of the boundaries. However, on balance it is concluded that it would not be expedient or proportionate to take enforcement action.

EN/ML/11/00307
