

Decision Maker: PLANS SUB COMMITTEE 4

Date: 15 September 2011

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

Title: THREE CHESTNUTS, SCOTTS AVENUE, BROMLEY, BR2 0LQ
FRONT BOUNDARY FENCING

Contact Officer: Tim Bloomfield, Development Control Manager
Tel: 020 8313 4687 E-mail: tim.bloomfield@bromley.gov.uk

Chief Officer: Bob McQuillan

Ward: Copers Cope

1. Reason for report

To consider whether it is expedient to take any further action regarding a front boundary fence which exceeds 1m in height adjoining a highway.

2. **RECOMMENDATION**

No further action

3. COMMENTARY

- 3.1 The site is a detached dwelling house in a residential area. In 2008 a close boarded fence, 1.9m high, was erected along the front boundary. This replaced a dilapidated structure consisting of 0.5m metal railings on top of 1.5m fencing.
- 3.2 In April 2009, following a complaint from a local resident, an application was requested. In November 2009 an application to retain the fencing was refused (DC/09/01986) and a subsequent appeal against refusal to grant planning permission was dismissed.
- 3.3 In October 2010, an enforcement notice was issued requiring the fence to be reduced to a height not exceeding 1m.
- 3.4 The fence was reduced to a height of 1.45m and, in May 2011 an application was submitted to retain the fence at this height (DC/11/00185) but was refused. However, the notice has still not been complied with.
- 3.5 In August 2011 a site visit was conducted to view the fence in the context of the general street scene (photographs A – D on the file refer). The fence along the frontage to no.26 is 1.85m high and at no.24 1.3m high (photos A – B). At no.14 is a brick wall 1.4m high (photo C) while other properties in the vicinity have hedging of a similar height (photos C and D).
- 3.6 It could be argued that Scotts Avenue is not an open plan estate and that the fencing at Three Chestnuts is not an incongruous feature. Although the enforcement notice required the fence to be reduced to a height not exceeding 1m, in the context of the surrounding area it is concluded that the present fence does not materially detract from the character and appearance of the area to such a degree as to justify taking legal proceedings.
- 3.7 In the circumstances no further action is recommended.

Non-Applicable Sections:	[List non-applicable sections here]
Background Documents: (Access via Contact Officer)	[Title of document and date]

ENF/DM/09/00095