

## PLANNING DIVISION INFORMATION SHEET 2.11 AREAS OF SPECIAL RESIDENTIAL CHARACTER

An Area of Special Residential Character (ASRC) is an area forming a well-established residential area which has readily identifiable and distinctive characteristics and a high standard of residential amenity.

The Council has identified nine areas where it considers that unsympathetic development and redevelopment would threaten the established character and residential amenity. Detailed descriptions for each area can be found in Appendix 1 of the Unitary Development Plan (UDP). The Council will seek to protect the environmental character of these areas by requiring proposals to have regard to the special development criteria set out in the UDP <http://www.bromley.gov.uk/UDP/>.

Policy H10 and Appendix 1 in the UDP set out the Council's policies for these areas. The Policy states that *"Applications for development in the Areas of Special Residential Character, as defined on the Proposals Map, will be required to respect and complement the established and individual qualities of the individual areas, as identified in Appendix 1."*

The criteria for development in an ASRC are as follows:

- (i) developments likely to erode the individual quality and character of the ASRCs will be resisted. Reference will be made to the description of areas given below for a determination of individual quality and character.
- (ii) residential density shall accord with that existing in the area.
- (iii) spatial standards of new development (plot width, garden depth and plot ratio) shall accord with the general pattern in the area.
- (iv) the general height of existing buildings in the area shall not be exceeded.
- (v) the space between a proposed two or more storey development and the side boundary of the site should accord with that prevailing in the area.
- (vi) backland development will not be permitted.
- (vii) new development will be required to take account of existing front and rear building lines.
- (viii) existing mature trees and landscaping shall be retained wherever possible.
- (ix) conversions, where appropriate, will only be acceptable where they do not alter the external appearance of the building.
- (x) proposals, including conversions that are likely to significantly increase the proportion of hard surfacing in front of existing properties, will be resisted unless accompanied by satisfactory landscaping proposals.
- (xi) materials shall match or complement those in adjoining existing developments.
- (xii) areas of land indicated as Urban Open Space on the Proposals Map will not be developed for any purpose.

For further information contact: [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk) or telephone 020 8313 4956, however please note that there is a charge for all pre-application advice – more information is available on our website [www.bromley.gov.uk/planning](http://www.bromley.gov.uk/planning).

This form is also available upon request in large-print format.  
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