

SECTION '2' – Applications meriting special consideration

**Application No :** 12/01054/FULL1

**Ward:**  
**Darwin**

**Address :** Land Between 11 And 12 Curchin Close  
Biggin Hill

**OS Grid Ref:** E: 541120 N: 161076

**Applicant :** Mr David Marshall

**Objections :** YES

**Description of Development:**

Detached car port at rear  
RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
Major Development Sites  
Tree Preservation Order

**Proposal**

Retrospective permission is sought for retention of an existing car port. It is supported on four corners by timber pillars and it is proposed to add a corrugated roof to the existing frame. The structure provides a protective cover for four parking bays.

**Location**

The car port is located toward the rear of a parking lot situated approximately mid-way along Curchin Close. This forms part of an estate occupying the site of the former RAF Biggin Hill Married Quarters.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- neighbouring oak tree has already been cut back to resolve the issue of tree droppings
- roofing materials insufficient to deal with noise pollution

- proposed roof will result in noise pollution as it is hit by rain
- additional vehicle pollution
- difficult to clean
- may encourage people to congregate in area
- plans inaccurate

### **Comments from Consultees**

No technical Highways objections have been raised.

### **Planning Considerations**

Policies BE1 of the Unitary Development Plan applies to the development and should be given due consideration. This policy seeks to ensure a satisfactory standard of design and to safeguard the amenities of neighbouring properties.

Planning History

Planning permission for this residential development was originally approved under refs. 04/02332 and 04/02334.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

It is considered that this structure serves to harm the open character of the surrounding residential estate, having resulted in development within what was originally designated to be an open parking lot. Enforcement action is therefore sought to secure removal of this unauthorised structure.

Although neighbouring concerns have been raised in relation to the design of the car port, it is not considered that this will undermine neighbouring amenity given its intended use and layout. Its purpose is to provide shelter to parked cars and it is not anticipated that this will lead to additional disturbance in the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01054, excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The car port undermines the open character of the estate, as such harmful to the visual amenities of the area and could lead to a pattern of similar development within the vicinity, contrary to Policy BE1 of the Unitary Development Plan.

Further recommendation:

Enforcement action authorised to secure removal of this unauthorised structure.

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