

SECTION '2' – Applications meriting special consideration

Application No : 13/00515/FULL6

Ward:
Biggin Hill

Address : 8 Sutherland Avenue Biggin Hill TN16
3HE

OS Grid Ref: E: 541865 N: 158688

Applicant : Mr Malcolm Westbrook

Objections : YES

Description of Development:

3 bay carport with wood cladding
PART RETROSPECTIVE

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

The proposal is for the retention of a three bay carport measuring 9m by 4.5m and 2.3m in height. The flat polycarbonate roof is supported by timber posts. It is also proposed, as part of this application, to install horizontal wood cladding on each side of the carport and the upper part of the rear elevation.

Location

The site relates to a detached two storey property located on the south west side of Sutherland Avenue. A range of detached properties characterise the area. This dwelling is set well back from the established building line, resulting in large front parking area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application, however, representations were received prior to the plans being scanned in and available to view in the public domain. Therefore, concerns were raised over the lack of information; whether the application related to a carport in addition to the one existing and if so, its size, height and position.

It is noted that should the application refer to the existing carport (as it does) there is no objection to its presence or the proposed wood cladding.

Neighbours were re-notified when the plans were made available to view publically and one further representations was received, which is summarised as follows;

There is no objection to carport as it stands, but the addition of the wood cladding would create a garage building and therefore be unsightly and out of keeping with the character of the area.

Comments from Consultees

Highways have no objection to the application subject to a condition.

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
T3 Parking

Planning History

83/00654/FUL Two storey side extension, single story rear extension and attached double garage approved.

94/01337/FUL Single storey side/rear extension for swimming pool, detached single storey plant room and increased height of boundary wall approved.

05/01882/FULL6 Single storey front extension approved.

Conclusions

The main issues relating to the application are the effect that the structure 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.

The dwelling of 8 Sutherland Avenue is set well back into the application site compared to the surrounding properties. This results in a large front parking area, with ample manoeuvring space, and the application is supported by Highways.

The existing carport is very open in nature and currently has minimal impact on the amenities of the surrounding area, given its height, separation distance to neighbouring properties and 1.8m high hedge screening the front and side of the site.

The addition of wood cladding to each side would give greater protection to the vehicles its house during inclement weather. Concerns have been raised that the addition of this cladding changes the appearance to more a garage and therefore

would have a detrimental impact on the area given its position close to the front boundary. However, it is considered that the openness of the carport is retained to a degree in that the structure would still clearly represent a carport and nonetheless, the presence of wood cladding would bring no harm to the appearance of the carport, character of the area and streetscene generally, given the structures modest height at 2.3m and the screening it benefits from. For these reasons the proposal is considered acceptable and permission is recommended.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00515, excluding exempt information.

as amended by documents received on 18.02.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

BE1 Design of New Development

T3 Parking

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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