

4.6 - SE/13/00574/FUL Date expired 1 May 2013

PROPOSAL: Erection of a car port with flat roof in an existing car parking space (retrospective)

LOCATION: Parking Area, St Botolphs Avenue, Sevenoaks TN13 3AL

WARD(S): Sevenoaks Town & St Johns

#### **ITEM FOR DECISION**

This application has been referred to Development Control Committee as the applicant is related to a member of staff at Sevenoaks District Council

**RECOMMENDATION:** That planning permission be GRANTED subject to the following conditions:-

1) The development hereby permitted shall be carried out in accordance with the following approved plans: Unnumbered elevation plan and ordnance survey block plan received by the Council on 22nd February 2013 and 6th March 2013.

For the avoidance of doubt and in the interests of proper planning.

**In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:**

Sevenoaks District Local Plan - Policies EN1, EN25A, EN25B

Sevenoaks District Core Strategy 2011 - Policies SP1

**The following is a summary of the main reasons for the decision:**

The development would respect the context of the site and would not have an unacceptable impact on the street scene.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

#### Description of Proposal

- 1 This application seeks retrospective planning permission for the erection of a car port structure over part of an existing parking space within a private parking courtyard off St Botolph's Avenue.
- 2 The structure measures 3 metres in length, 2.8 metres in width and 1.8 metres in height. It is constructed in metal framework with a corrugated metal roof.
- 3 It is understood that the structure has been erected as a measure to protect the applicant's car from bird droppings, due to the presence of nearby trees which overhang the car parking space.

## Description of Site

- 4 The application site forms part of a communal private parking area to the rear of St. Botolph's Avenue. It contains a number of pre-fabricated garages and marked car parking spaces. It is also characterised by fencing which marks the boundary of surrounding residential gardens on St Botolph's Avenue, and shed structures within gardens that are visible from the parking area. The land to the south of the parking area forms the retail and commercial buildings at Station Parade on London Road.
- 5 The land falls within the built confines of Sevenoaks. It is within an area of archaeological potential but otherwise there are no particular planning restrictions on the site.

## Constraints

- 6 Area of Archaeological Potential

## Policies

### *Sevenoaks District Local Plan*

- 7 Policies – EN1, EN25A/25B

### *Sevenoaks Core Strategy*

- 8 Policy – SP1

## Planning History

- 9 SE/97/02124 - Formation of hard standing for parking in existing garden area - Approved

## Consultations

### *Sevenoaks Town Council*

- 10 Sevenoaks Town Council recommended approval.

## Representations

- 11 None received

## **Group Manager Planning Services Appraisal**

- 12 This application is for a minor form of development that is being reported to committee because the applicant is related to a member of staff at Sevenoaks District Council.
- 13 The car port is a modest structure that forms part of a private car parking area, and is well screened from public view to the rear of the dwellings on St. Botolph's Avenue. Whilst the structure is of functional design and appearance, it is contained within an area characterised by the presence of other similar functional buildings and structures, including the pre-fabricated garages, sheds, fences and large areas of hard-standing. The building has been designed with open sides and relates well in scale to other buildings in the courtyard. It causes no wider impact

on the character or appearance of the area, such impact is essentially limited to the parking courtyard itself.

- 14 The structure is of very limited height and of open sided design, sited well away from surrounding neighbouring properties, and screened from the houses and gardens to the north by fencing and trees. As such I do not consider it has any harmful impact upon the living conditions of these properties.
- 15 The frame of the car port has been installed along the edges of the existing parking space, and at 2.8 metres in width it would not cause any difficulty or obstruction to persons using this space. Likewise it does not obstruct the use of the adjacent parking space within the courtyard.
- 16 Although within an Area of Archaeological Potential, the ground works undertaken to install the framework of the structure are very limited and I do not consider that any implications in this respect would arise.
- 17 Taking the above into account, I consider the car port to be well related to its immediate surroundings within the communal parking area. It would not cause any harm to the character and appearance of the wider area or to the living conditions of neighbouring properties, nor would it obstruct existing parking facilities within the courtyard. On this basis I consider the application to be in accordance with Policies EN1 and EN25A/B of the Local Plan, and Policy SP1 of the Sevenoaks Core Strategy.

### **Conclusion**

- 18 This modest development would not be in conflict with local development plan policies and I recommend that permission be granted.

### **Background Papers**

- 19 Site and Block plans

Contact Officer(s): Mr A Byrne Extension: 7225

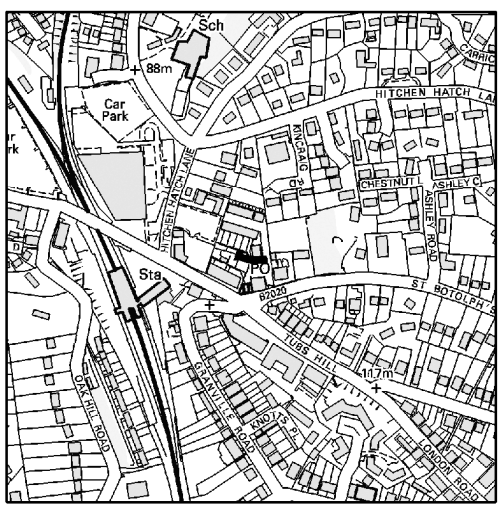
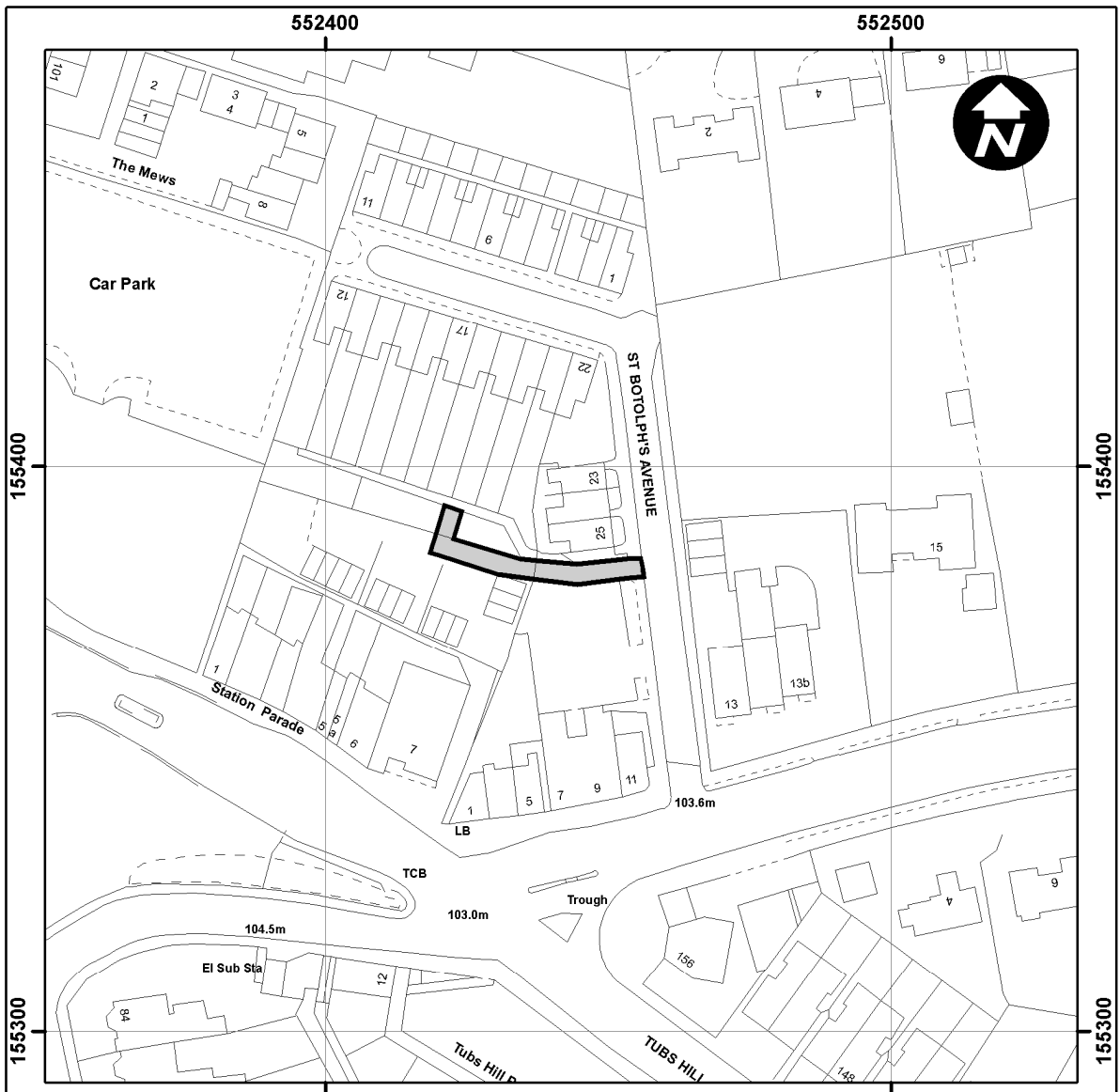
**Pav Ramewal**  
**Chief Executive Designate**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MIRSAEBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MIRSAEBK0L000>



# Site Plan

Scale 1:1,250  
 Date 30/04/2013



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**BLOCK PLAN**

