

UTT/13/3242/HHF (HENHAM)

(MINOR Uttlesford District Council Planning Application)

PROPOSAL: **Vehicular cross over and hard standing**

LOCATION: **28 Mill Road, Henham, Bishop's Stortford**

APPLICANT: **Uttlesford District Council**

EXPIRY DATE: **24 January 2014**

CASE OFFICER: **Chris Tyler**

1. NOTATION

1.1 Within development limits

2. DESCRIPTION OF SITE

2.1 The application site comprises a two storey terrace dwelling located to north side of Mill Road amongst other dwellings of the same size and style. The property includes a large front garden, bound by hedgerow and at a raised level from the highway. The site does not benefit from off street parking however neighbouring properties have created vehicular crossovers and hardstandings.

3. PROPOSAL

3.1 This application is in relation to the construction of a new vehicular hard-standing and crossover. The proposal would be to the front of the property and would be in place of the existing front garden provisions. It is proposed to remove part of the existing hedgerow and create a centralised positioned crossover. Drainage will be provided by slot drains located between the hard- standing and crossover and will deal with water runoff. The cross over will incorporate a 4.5m visibility spayed mouth.

4. APPLICANT'S CASE

4.1 None

5. RELEVANT SITE HISTORY

5.1 None

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy GEN1- Access
- Policy GEN8- Vehicle Parking Standards
- Policy GEN2- Design

- Policy GEN4-Good Neighbourliness

6.3 Uttlesford District DRAFT Local Plan

None

7. PARISH/TOWN COUNCIL COMMENTS

7.1 None Received

8. CONSULTATIONS

Essex County Council Highways

8.1 No Objections subject to conditions

9. REPRESENTATIONS

9.1 Five neighbouring properties notified. Consultation expired 23.12.2013
9 Mill Road - No objections

10. APPRAISAL

The issues to consider in the determination of the application are:

- A Whether the proposal would have a detrimental impact on the existing access (ULP Policy GEN1)
- B Whether the scale and design respect those of the original building and whether the character and appearance of the host dwelling would be protected ULP Policy GEN2
- C Whether the proposal would cause contribute to good neighbourliness (ULP Policy GEN4)

A Whether the proposal would have a detrimental impact on the existing access

10.1 Policy GEN1 states the development accessing the surrounding road network should not adversely affect its capacity and should not represent a danger to other road users including pedestrians and cyclists. Essex County Council Highways have been consulted and have no objection to the proposal. The splayed mouth of the proposed crossover would open onto a straight section of road that runs from Henham village centre. The proposal would create good visibility splays and sightlines. The proposed crossover in conjunction with other neighbouring properties along Mill Road and that benefit from the same type of access will not overload the surrounding road network or compromise road safety. The proposal has been designed to improve the extent of accessibility and therefore accords with Policy GEN1.

B Whether the proposal would respect the design and scale of the original building

10.2 The proposal would be to the front of the dwelling and would be creating a hard-standing and vehicle crossover. The scale, design and siting of the proposal is considered acceptable. The materials used in the construction would be normal to this type of development. Therefore it is considered that the proposal accords with policy GEN2.

C Whether the proposal would contribute to good neighbourliness

- 10.3 The proposed crossover and hard-standing would provide a facility for a single vehicle. Within the context of the crossover and parking spaces attached to adjoining neighbours, the proposal should not give rise to any significant increase in noise, dust etc and therefore not cause a material disturbance or nuisance to surrounding residential properties or their amenities. The proposal therefore accords with policy GEN4.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

The proposal is considered to be in accordance with the relevant Uttlesford Local Plan policies and the application is recommended for approval.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. No outbound materials shall be used in the surface treatment of the vehicular access within 6 meters of the highway boundary of the site.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

UTT/13/3242/HHF

28 Mill Road, Henham



Scale: 1:1250

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Organisation	Uttlesford District Council
Department	Planning and Building Control
Comments	
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