

UTT/15/1659/FUL – (STEBBING)

MINOR

PROPOSAL: Provision of 2 hardstandings and creation of vehicular access

LOCATION: 12 and 12A Pulford Place, Stebbing

APPLICANT: Uttlesford District Council

AGENT: Uttlesford District Council (Andrew Hurrell)

EXPIRY DATE: 31 July 2015

CASE OFFICER: Karen Denmark

1. NOTATION

1.1 Within Development Limits.

2. DESCRIPTION OF SITE

2.1 The application site is located on the eastern side of Brick Kiln Lane. 12 and 12A Pulford Place are located in a two storey building at the end of a row of bungalows. There are further two storey properties to the south.

3. PROPOSAL

3.1 The proposal relates to the creation of a vehicular crossover and the provision of two parking spaces. The parking bays would be 2.7m wide and the hardstanding areas would extend to 7.096m and 6.364m.

3.2 The parking areas would be laid in dense bitumen macadam. A green strip would be retained between the two spaces, and a damson tree would be retained.

4. APPLICANT'S CASE

4.1 None submitted.

5. RELEVANT SITE HISTORY

5.1 There is no relevant planning history associated with these properties.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

GEN1 – Access

GEN2 – Vehicle Parking Standards

7. PARISH COUNCIL COMMENTS

- 7.1 Stebbing Parish Council has no objection to the creation of the 2 hardstandings but would like to see the reinstatement of the verge in front of these properties where it has been damaged by the parking of vehicles upon it as part of this work.

8. CONSULTATIONS

ECC Highways

- 8.1 The impact of the proposal is acceptable to the Highway Authority.

9. REPRESENTATIONS

- 9.1 Ten neighbouring properties have been notified of the proposals. No letters of representation have been received.

10. APPRAISAL

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

- A The provision of the parking spaces would be appropriate in this location
- B There are any highway issues arising from the proposals.

A The provision of the parking spaces would be appropriate in this location

- 10.1 The application site is located on the eastern side of Brick Kiln Lane. The majority of properties in this location do not have off-road parking, although there are two parking bays in the locality. However, it would appear that these do not provide sufficient parking for the properties that require off-road parking.
- 10.2 The proposed parking bays would be 2.7m wide and have a length of 7.096m and 6.364m. These do not strictly meet the adopted standards for parking bays which should be 2.9m by 5.5m.
- 10.3 The properties have a large grassed area to the front which contributes to the character of the street scene. This is enhanced by the damson tree in the middle of the grassed area. The parking bays have been designed to ensure the retention of the tree, thus they are technically undersized, although they would be bigger than the minimum standards of 2.5m x 5m which are appropriate in exceptional circumstances. The replacement of large sections of this area with tarmac would adversely impact on the character of the street scene. However, this adverse impact would need to be weighed up against the benefit of the provision of off-road parking spaces.
- 10.4 The proposals would result in the creation of a new vehicular access resulting in a large area of the highway verge being hard surfaced. Again, this would impact on the character of the area. However, it is noted that other vehicular crossings exist in the area and this would not be significantly out of keeping with the area.
- 10.5 The provision of off-road parking spaces has the benefit of increasing highway safety. Currently it would appear that vehicles are parking clear of the highway by utilising the grass verge. This is causing significant damage to the verge and vehicles, depending on their size, may also be causing conflict for users of the footway. These benefits would outweigh the harm caused by the creation of the spaces. This is further

benefited by the fact that a grassed central strip and a strip at the side of the spaces would be retained, thus ensuring a slight softening of the proposed development. On balance it is therefore considered that the proposals are acceptable.

B There are any highway issues arising from the proposals.

10.6 The proposals would result in the creation of an additional vehicular access. The proposed materials would not result in loose material being tracked into the highway. Essex County Council Highway's Officer has assessed the proposal and raises no objections. It is not considered that the proposals would give rise to any significant highway safety issues, and may improve highway safety. It is therefore recommended that the application be approved.

11. CONCLUSION

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

A The proposals would result in the creation of two additional parking spaces, which would remove the current potential for conflict from vehicles parked on the grass verge. Whilst these would have an adverse impact on the character of the street scene, when considered against the benefits it is considered that, on balance, the proposals are acceptable.

B The proposals would not give rise to any significant highway safety issues.

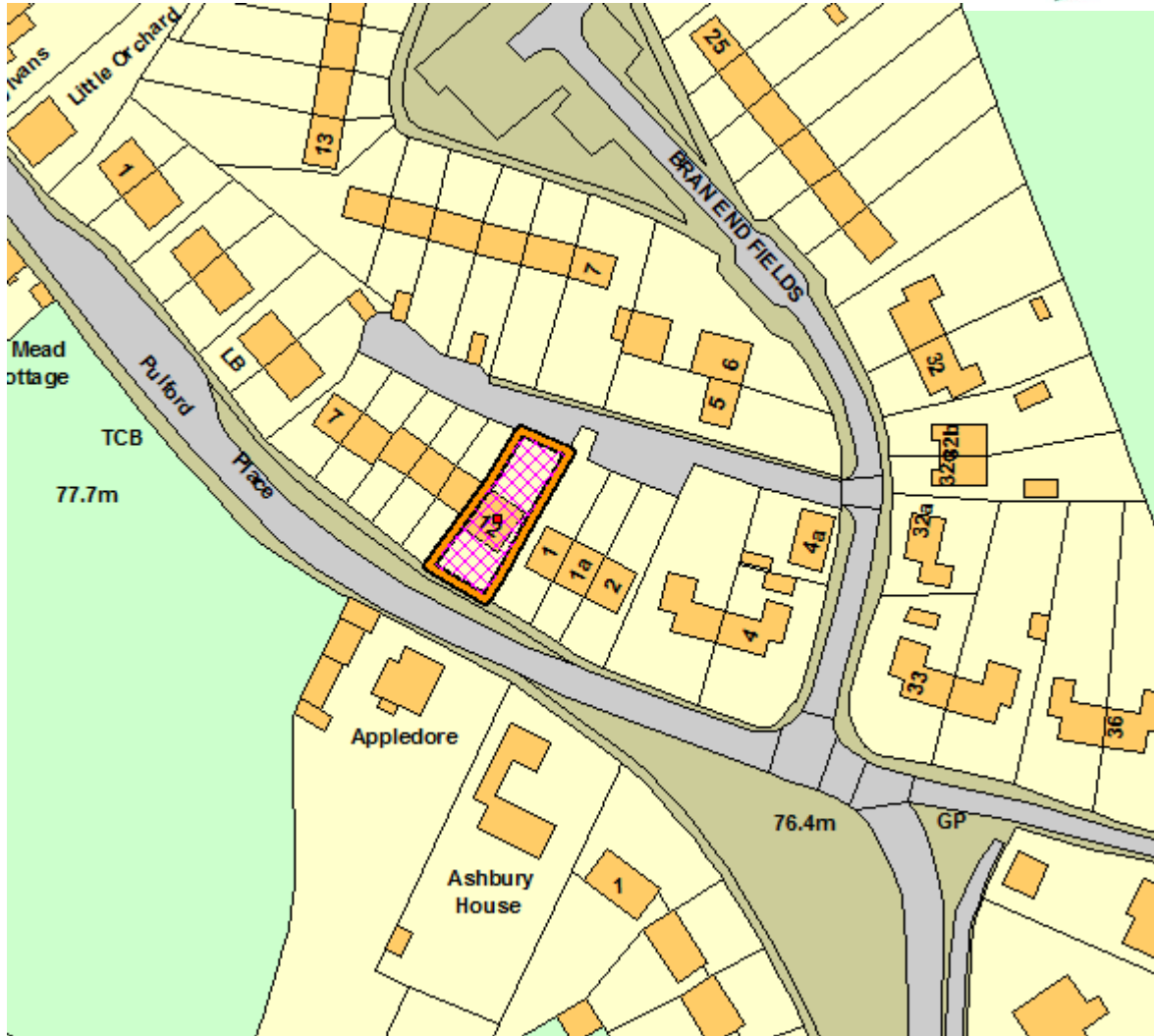
RECOMMENDATION – CONDITIONAL APPROVAL

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. The vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.
REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety, in accordance with Uttlesford Local Plan Policy GEN1 (adopted 2005).

Application no.: UTT/15/1659/FUL

Address: 12 And 12A Pulford Place, Stebbing, Dunmow



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Organisation: Uttlesford District Council

Department: Planning

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