

UTT/16/3634/HHF - LINDSELL

(Uttlesford District Council application)

PROPOSAL: Proposed vehicular crossover and construction of hardstanding

LOCATION: 5 Whitegates, Holders Green Road, Lindsell

APPLICANT: Uttlesford District Council

EXPIRY DATE: 17th March 2017

CASE OFFICER: Clive Theobald

1. NOTATION

1.1 Outside Development Limits.

2. DESCRIPTION OF SITE

2.1 No.5 Whitegates comprises a two storey semi-detached local authority constructed dwelling with garden plot which together with Nos.1, 2, 3, 4 and 6 Whitegates are situated on the east side of Holders Green Road, Lindsell. Further dwellings lie to the north of Whitegates, whilst a line of dwellings lie along the west side of Holders Green Road which extend down past the site running to the south.

2.2 The ground at the front of No.5 Whitegates comprises an open and informal hardstanding surface for the parking of vehicles which extends across most of the width of the site frontage which dips down slightly from the back edge of the road carriageway into the site across a former ditch line consistent with the remaining open frontages for Whitegates with an open plan grassed area behind extending up to the dwelling. A pedestrian entrance pathway runs at an angle from the north-west front corner of the site to the front door of the dwelling.

2.3 None of the dwellings at Whitegates currently have vehicular crossovers onto the highway, although Nos.2, 3, 4 and 6 Whitegates also have informal hardstanding run-ins of some description at the front of their properties (No.1 has a dedicated parking space at the side of the dwelling leading off a side entrance track). Holders Green Road is a Class 3 highway, whilst the strip of land running north-south in front of Nos.1-6 Whitegates from the back edge of the carriageway to the former ditch line forms part of the adopted highway.

3. PROPOSAL

3.1 This householder application relates to the formation of a vehicular crossover onto Holders Green Road for No.5 Whitegates and the construction of a vehicular hardstanding space behind as shown on drawing Env 2016/4. The proposed works would also include the breaking out and removal of the existing pedestrian entrance path to the front door of the dwelling and its replacement with a shortened and widened entrance path at 1.2m width to meet the disabled requirements of the Council tenant occupier, although this part of the proposed works does not require planning permission and is not included within the description for the current application.

3.2 The new crossover would have an overall width of 6.1m comprising two transition kerbs and five dropped kerbs with tarmac finish and concrete edgings and would be constructed to ECC Highway specification standards. A new Aco drain would run parallel behind the crossover which would drain to a new soakaway. The hardstanding to be constructed behind the crossover would also be finished in tarmac with concrete edgings.

4. APPLICANT'S CASE

4.1 None submitted given the nature of the submitted application.

5. RELEVANT SITE HISTORY

5.1 There is no relevant site history.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford Local Plan (2005)

- ULP Policy GEN1 - Access
- ULP Policy GEN2 - Design
- ULP Policy GEN8 - Parking Standards
- ECC Parking Standards – Design and Good Practice (Sept 2009)

7. PARISH COUNCIL COMMENTS

7.1 Lindsell Parish Meeting's Planning Committee comments that it has no objection to this application, but would like to be sure that the tarmac hardstanding is concrete edged to avoid breaking out of the edges.

8. CONSULTATIONS

ECC Highways

8.1 The impact of the proposal is acceptable to the Highway Authority from a highway and transportation perspective as shown in principle on drawing no. Env 2016/4.

9. REPRESENTATIONS

9.1 Neighbour notification period expires 9 February 2017. No representations received.

10. APPRAISAL

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

- A Access (ULP Policy GEN1)
- B Design (ULP Policy GEN2)
- C Parking Standards (ULP Policy GEN8)

A Access (ULP Policy GEN1)

- 10.1 The formation of a new vehicular crossover at No.5 Whitegates would formalise vehicular access arrangements for this Council property where it is understood that the works have been requested by the tenant occupier, notwithstanding that none of the other Council properties within Whitegates currently have the benefit of crossovers. However, it is the case that it would be open for other Council tenants at Whitegates to approach the Council for a similar vehicular crossover request over the frontage highway strip.
- 10.2 ECC Highways have been consulted on the application and have not raised any highway objections to the proposal on access grounds. The proposed works would therefore comply with ULP Policy GEN1.

B Design (ULP Policy GEN2)

- 10.3 The crossover would be designed and constructed to ECC Highway specification standards and would drain to a new soakaway. The proposed works would therefore comply with ULP Policy GEN2. The comments from Lindsell Parish Council requesting that the edges of the proposed hardstanding be also laid in concrete edgings to prevent tarmac break up have been noted and UDC Property Services have confirmed in response that it would have concrete edgings.

C Parking Standards (ULP Policy GEN8)

- 10.4 The hardstanding parking space to be constructed behind the new crossover would measure 5.5m x 3.6m and would meet the parking bay requirements of the disabled tenant occupier. The proposal would therefore comply with ULP Policy GEN8 in relation to adopted parking bay standards.

11. CONCLUSION

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

- A The proposed vehicular crossover would be acceptable in terms of access (ULP Policy GEN1).
- B The vehicular crossover would be acceptable in terms of design (ULP Policy GEN2).
- C The vehicular hardstanding space would be acceptable in terms of adopted parking bay standards (ULP Policy GEN8).

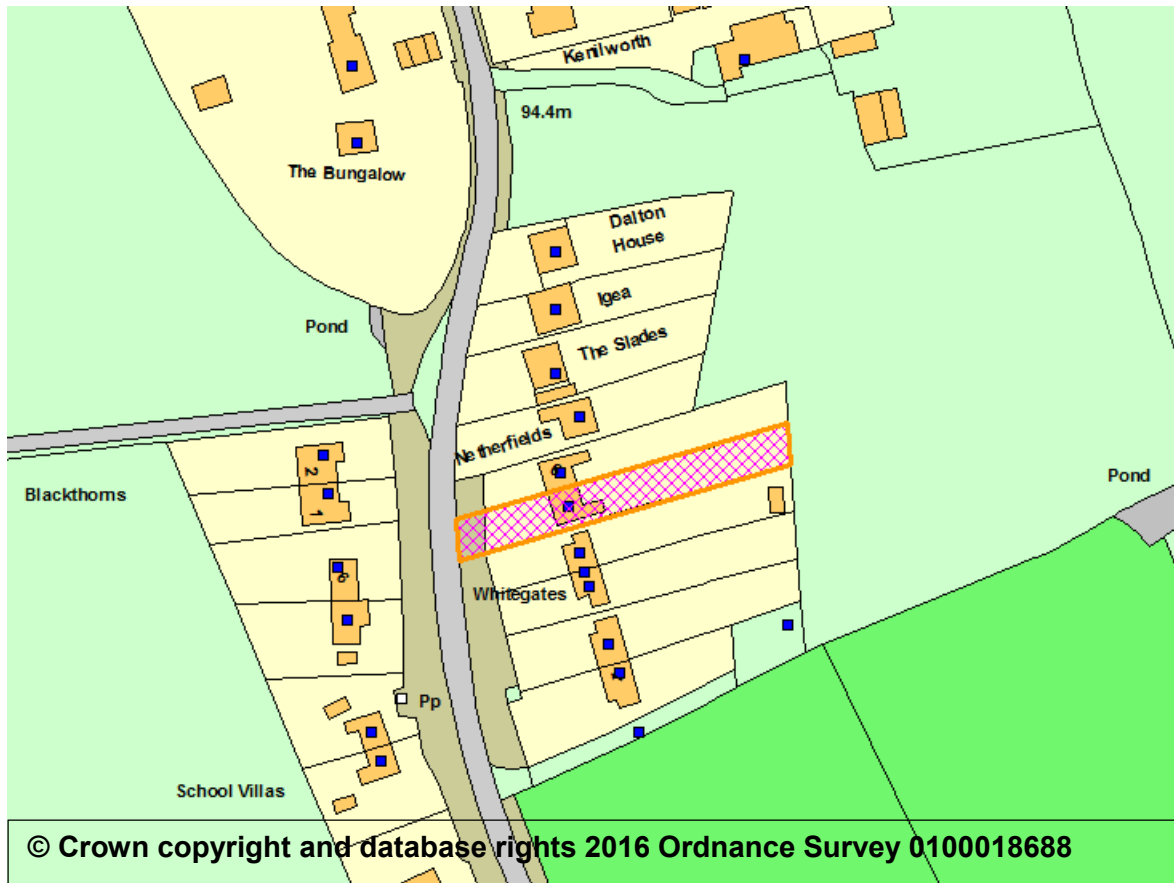
RECOMMENDATION – APPROVAL WITH CONDITIONS

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.

Application Number: UTT/16/3634/HHF
Address: 5 Whitegates, Holders Green Road Lindsell



Organisation:	Uttlesford District Council
Department:	Planning
Date:	21 March 2017