

UTT/16/3635/HHF - FELSTED

(Uttlesford District Council application)

PROPOSAL: Proposed vehicular crossover

LOCATION: No.3 Bentalls, Willows Green, Main Road, Felsted

APPLICANT: Uttlesford District Council

EXPIRY DATE: 15 March 2017 (Extension of time agreed)

CASE OFFICER: Clive Theobald

1. NOTATION

1.1 Outside Development Limits.

2. DESCRIPTION OF SITE

2.1 No.3 Bentalls comprises a two storey semi-detached local authority constructed dwelling with garden plot which together with Nos.1, 2 and 4 Bentalls are situated on the east side of Main Road, Willows Green at its southern end. Further dwellings lie to the south of Bentalls, whilst a long line of frontage bungalows lie along the west side of Main Road which extend down past the site running to the south.

2.2 The ground at the front of the dwelling at No.3 Bentalls consists of a wide unmade compacted hardstanding surface laid for the parking of vehicles that does not benefit from a vehicular crossover onto the highway unlike at Nos.1, 2 and 4 Bentalls that do currently benefit from such crossovers onto Main Road. A privet hedge partially screens the property frontage to the side of the entrance area extending from the front corner of No.2 Bentalls, whilst a smaller crossover exists for a pedestrian gate which leads into No.3 Bentalls in a gap in the frontage hedge. Main Road is a Class 3 highway.

3. PROPOSAL

3.1 This householder application relates to the formation of a vehicular crossover onto Main Road for No.3 Bentalls as shown on drawing Env 2016/3. The new crossover would have an overall width of 6.3m 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.

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

7. PARISH COUNCIL COMMENTS

- 7.1 No comments.

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 2016/3.

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)

A Access (ULP Policy GEN1)

- 10.1 The formation of a new vehicular crossover at No.3 Bentalls would formalise vehicular access arrangements for this Council property as it is the case that the tenant occupiers currently have to “bump” the pavement to gain access onto the informal hardstanding parking area laid out behind. The crossover would eliminate this inconvenient practice and in so doing would improve highway safety for all users of the highway along this section of Main Road as well as providing a consistency of approach with the crossovers already in place for Nos.1, 2 and 4 Bentalls at this residential location.

- 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 soakway. The proposed works would therefore comply with ULP Policy GEN2.

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).

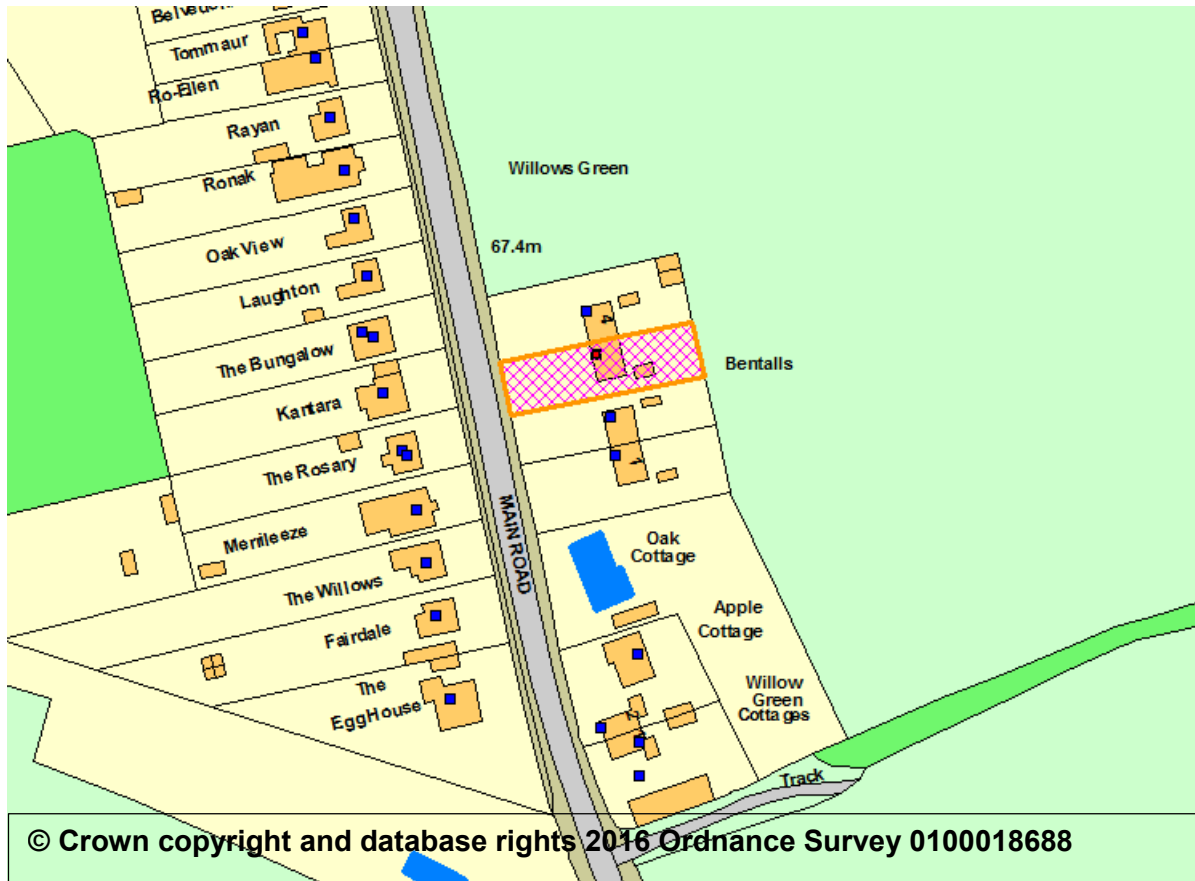
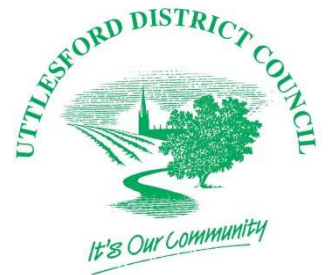
RECOMMENDATION – APPROVAL WITH CONDITIONS

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: Address: UTT/16/3635/HHF
Address: 3 Bentalls, Willows Green, Main Road Felsted



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