

Committee Report

Item 8B

Reference: DC/20/03900

Case Officer: Mahsa Kavyani

Ward: Haughley, Stowupland & Wetherden.

Ward Member/s: Cllr Keith Welham and Cllr Rachel Eburne.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Householder Planning Application - Construction of driveway/parking area (following removal of retaining wall and re-positioning of bollards).

Location

17 Fishponds Way, Haughley, Stowmarket, Suffolk IP14 3PH

Expiry Date: 25/11/2020

Application Type: HSE - Householder Planning Application

Development Type: Householder

Applicant: Mr Ricky Smith

Agent: Mr N P Childs

Parish: Haughley

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

Land adjacent the site subject of proposed works is in Council ownership.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

H15 - Development to reflect local characteristics

GP01 - Design and layout of development

T09 - Parking Standards

T10 - Highway Considerations in Development

H16 - Protecting existing residential amenity

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS05 - Mid Suffolk's Environment

Suffolk Guidance for Parking 2019

NPPF - National Planning Policy Framework

Neighbourhood Plan Status

This application site is within the adopted Haughley Neighbourhood Plan (2019) Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Haughley Parish
Supports application.

County Council Responses (Appendix 4)

SCC - Highways

Therefore the Highway Authority does not wish to restrict the grant of any permission.

B: Representations

At the time of writing this report no submissions have been received.

PLANNING HISTORY

None relevant.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site is located on the eastern side of Fishponds Way, within the settlement of Haughley. The site is occupied by a semi-detached two storey dwelling set within an established residential area.
- 1.2. There is currently no on-site vehicle accommodation. Pedestrian access to the site is currently provided by a footpath at the front of the site. The footpath terminates at the site's southern boundary, beyond which is a vehicle laneway serving 19, 21 and 23 Fishponds Way. The junction between the footpath and lane is demarcated by bollards. A pedestrian link adjoins the site's southern boundary, providing connection between Fishponds Way and Eve Balfour Way.

2. The Proposal

- 2.1. The application seeks planning permission for the creation of a vehicle hardstand to the front of the dwelling, adjacent the site's southern boundary. The hardstand, to be finished in 20mm gravel, will provide accommodation for two vehicles. The hardstand replaces a lawned area. A low level front garden wall requires removal to facilitate the hardstand works.
- 2.2. Two bollards on the lane will be relocated to the north, allowing vehicle access to the site over what is currently a dedicated pedestrian footpath. The relocated bollards will prevent vehicle access to properties north of the site, as per the existing arrangement. The current footpath will be resurfaced with tarmac, with a small area of grass verge adjacent the footpath also replaced with tarmac.

3. Design and Layout

- 3.1. The proposed works are very modest, limited to ground level only. The proposed layout will essentially mirror the neighbouring southern property, which features a gravel finished front hardstand for the parking of two vehicles. Vehicle parking in front yards forms part of the prevailing street scene character along this section of Fishponds Way. The site is not a heritage property, nor are neighbouring properties, with the site located well outside and visually divorced from Haughley's valued historic core. The laying of tarmac over the existing footpath and part removal of the grass verge is, like the proposed on-site works, extremely modest in scale. The works will be barely discernible to users of Fishponds Way. For these reasons the development represents an acceptable street scene outcome.

4. Residential Amenity

- 4.1. The works are limited to hard landscaping, with no built form proposed. The amenity of neighbouring residents will therefore be unlikely to be affected by the development and not adversely.

5. Highway Safety

- 5.1. The Highways Authority does not object to the application nor recommends any planning conditions. The development arguably results in a positive transport outcome, with vehicles parked on the site rather than on the on-street network, reducing opportunities for traffic conflict.
- 5.2. The proposal results in a short length of sealed tarmac that will have shared pedestrian and vehicle usage. Given the very small extent of this shared space and the clear sightlines available for all users it will not create the potential for serious pedestrian/vehicle conflict.
- 5.3.. Policy HAU10 of the Haughley Neighbourhood Plan requires developments to include adequate parking space to at least legal minimum standards contained within the Suffolk Guidance for Parking and the proposals accord with this.

PART FOUR – CONCLUSION

6. Planning Balance and Conclusion

- 6.1. The proposed works will have a negligible impact on the character of the street scene, with a layout and appearance that is consistent with many of the properties fronting Fishponds Way.

Replacement of lawn with gravel is an extremely modest level of domestic works. The proposed design of the vehicle access and dimensions of the hardstand will ensure highway safety is not compromised, with the potential for pedestrian and vehicle conflict considered very low. The proposed parking dimensions comply with the Suffolk Guidance for Parking. The proposal responds favourably to local planning policies, including the Haughley Neighbourhood Plan.

RECOMMENDATION

That the application is GRANTED planning permission and includes the following conditions:-

- Standard time limit for commencement
- Approved Plans

That authority be delegated to the Chief Planning Officer to grant planning permission.

(1) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement