

<b>REPORT TO THE NORTHERN AREA PLANNING COMMITTEE</b>			Report No. 6 (7)
<b>Date of Meeting</b>	<b>29<sup>th</sup> April 2009</b>		
<b>Application Number</b>	<b>08/02063/FUL</b>		
<b>Site Address</b>	<b>24/25 Latton</b>		
<b>Proposal</b>	<b>Provision of new access and parking/turning area to serve semi-detached dwellings</b>		
<b>Applicant</b>	<b>The Co-Operative Group Property Division</b>		
<b>Town/Parish Council</b>	<b>Latton</b>		
<b>Electoral Division</b>	<b>Cricklade</b>	<b>Unitary Member</b>	<b>Mrs Dixon</b>
<b>Grid Ref</b>	<b>409153 195659</b>		
<b>Type of application</b>	<b>Full Application</b>		
<b>Case Officer</b>	<b>Simon Smith</b>	<b>01249 706633</b>	<b>simon.smith @wiltshire.gov.uk</b>

#### **Reason for the application being considered by Committee**

This application has been submitted to the Committee at the discretion of the Area Development Manager since 5 letters of objection had been submitted under the former scheme of delegation.

### **1. Purpose of Report**

**To consider the above application and to recommend that planning permission be GRANTED subject to conditions.**

### **2. Main Issues**

The application is for the creation of a new access from Croft Close to serve two existing dwellings. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Housing Policy H8
- Access and parking

### **3. Site Description**

Two existing but unoccupied semi-detached properties of early C20th origins, accessed from Gosditch but positioned some distance from the road, much closer to the modern housing estate known as Croft Close to the north-west. The front garden area to Nos.24/25 did previously benefit from a (now lapsed) planning permission for a single detached property access from Gosditch. Boundary between Croft Close and Nos.24/25 is defined by timber fence. A previous 2003 planning permission was granted for vehicular access to the two properties from Croft Close.

<b>4. Relevant Planning History</b>		
<b>Application number</b>	<b>Proposal</b>	<b>Decision</b>
03/01805/FUL	Creation of vehicular access from rear	Approved

## **5. Proposal**

Proposal is for the creation of new access and parking areas for Nos.24/25. The access would be via Croft Close, creating a roughly triangular shaped hard surfaced area across the existing permeable type surface adjacent to end point of the Croft Close cul-de-sac. Two off-street parking spaces for each of the properties are to be created.

## **6. Consultations**

Parish Council – None received

Highways – “The landscaped area over which access is proposed covers a shallow mat soakaway ... However there is adequate cover to allow for the construction of the access provided care is taken during its construction. It is recommended that no highway objection be raised subject to the following conditions...”

## **7. Publicity**

The application was advertised by press advert and neighbour consultation.

Five (5) letters of objection received from separate households in respect of the proposal

Summary of key relevant points raised:

- Construction traffic will damage block paving in Croft Close
- No footpaths at Croft Close and children playing
- Works vehicles leaving mud and dirt on roads
- Conditions proposed by Highways are unenforceable
- Access should be via Gosditch – there is plenty of room to create such access
- Four parking spaces are excessive
- No room for further vehicle parking as is congested already
- Reduction in turning space for residents of Croft Close

## **8. Planning Considerations**

### **Access and parking**

The proposed development is to serve existing residential properties, and to this extent is development that is reasonable in this location. The development should be considered against the criteria attached to policies H8 (relating to residential extensions and development) and C3 (applicable to all proposals for development).

Although raised as a concern by local residents, the Highway Section have indicated their satisfaction with the proposal for the new access and parking areas. In the context of existing residential properties, they do not consider the additional traffic that would be routed through Croft Close to represent an unacceptable additional risk to pedestrian or highway safety.

As with most housing estates on-street parking does appear to occur at Croft Close. However, this is an existing situation, and presumably could be resolved to a large extent by residents making greater use of the provided garaging and driveways, which appears to be integral to most of the properties. The proposal for the creation of two off-street parking spaces each for Nos.24 and 25 would provide sufficient space to park, without automatically resulting in the need to park on the road.

The mere existence of an existing point of access from Gosditch to Nos.24/25 is not a reason to refuse planning permission.

Appearance of development is considered to be typical of such, and would not be unexpected or out of character in this housing estate location.

It should also be noted that under application 03/01805/FUL planning permission was granted for vehicular access to nos 24/25 for Croft Close. Whilst this planning permission has now expired, its existence is a material planning consideration.

## **9. Recommendation:**

### **Planning Permission be GRANTED for the following reason:**

The proposed access and parking spaces are considered to be entirely appropriate development in this location and will not result in additional danger to highway safety. The proposed development is considered to comply with the provisions of Policies H8 and C3 of the adopted North Wiltshire Local Plan 2011.

### **Subject to the following conditions:**

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and road safety.

4. Prior to being brought into use the access and parking spaces shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

5. Prior to the commencement of development details of the proposed method of construction of the access, which will include measures that shall be employed so as to prevent damage to the soakaway feature over which the access shall partly pass, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with those details approved.

Reason: In the interests of securing careful construction of the access so as to prevent damage to the existing soakaway.

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20; 2.02; 5.01</b>