

MC/14/1577

Date Received: 5 June, 2014

Location: Bank View, Albany Road, Rochester, ME1 3ET

Proposal: Proposed new vehicular access and stopping up of existing access

Applicant: Mr & Mrs Thorneycroft

Agent: Mr P Miller Miller Ankas Ltd Unit 4 New Court 1 New Road Rochester Kent ME1 1BD

Ward Rochester West

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 13 August, 2014.

Recommendation - Approval with 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 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

GAR/01, 02, 05, 06 received 5 June 2014

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the first use of the hardstanding area, as detailed on Drawing Number GAR/02, the area shall be laid out for the parking and turning of vehicles within the site so as to ensure vehicles may enter and leave the site in a forward gear. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) or not shall be carried out on the hardstanding area indicated on Drawing Number GAR/02 or in such a position as to preclude vehicular access to it. Following the first use of the hardstanding area, hereby approved, all vehicles entering and leaving the access shall do so in a forward gear.

Reason: Development without adequate parking is likely to lead to parking inconvenient to other road users and in the interests of road safety and in

accordance with Policies BNE2 and T13 of the Medway Towns Local Plan (Adopted) 2003);

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application seeks permission for a new vehicular access and increase in hardstanding resulting in an increase in land levels to the south east of the site. The new access will be relocated approx. 4m to the southeast. A new timber gate will be erected within two piers.

Relevant Planning History

MC/13/0915	Application for non-material amendment to planning permission MC/12/1811 for relocation of retaining wall along the north-western boundary. Decision Approval Decided 1 May, 2013
MC/12/2850	Details pursuant to condition 07 on planning permission MC/12/1811 for construction of a two storey extension to side, first floor extension to rear, single storey rear and side extensions, together with a loft conversion; construction of a detached garage and extended hard standing with widened vehicular gate; external works including retaining wall and fencing Decision Discharge of Conditions Decided 15 February, 2013
MC/12/1811	Construction of a two storey extension to side, first floor extension to rear, single storey rear and side extensions, together with a loft conversion; construction of a detached garage and extended hard standing with widened vehicular gate; external works including retaining wall and fencing. Decision Approval With Conditions Decided 25 October, 2012

Representations

The application has been advertised by individual neighbour notification letters to the owners and occupiers of neighbouring properties.

Two letters of objection and one petition have been received.

The letters of objection raise concerns regarding;

- the loss of parking due to relocation of the access gates and the impact this will have on the residents who already have problems parking in the area

- the property already has another access that is still in use
- the proposed arrangement will be less safe as cars leaving the site will have to do so between two parked cars.

The petition has 54 signatures from 38 different addresses objecting to the proposals on the grounds of reducing available parking and compromising road safety. The covering letter states objection to the application and then raises issues regarding the previously approved applications and speculates the owners future plans for the site

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

Planning Appraisal

Street Scene and Design

The application site is located within the residential part of Rochester. The land slopes sharply down to the north. The proposed relocation of the crossover is on Albert Road where the properties on the southern side are typically Victorian terraces. There is unrestricted parking on both sides of the road.

The boundary treatment to the south of Bank View is approx. 1.8m high close boarded fencing. Currently there is vehicular access to the site at the point Albert bends round to the southwest. The proposal is to relocate this approx. 4m further along this boundary to the south-east. The hardstanding that has already been approved under application ref MC/12/1811 will be extended slightly in order to accommodate a larger turning area. The increase in size of the hardstanding will not be visible from the street as it will be predominantly within the site to the opposite end of the drive than Albert Road and therefore no objection is raised to this. The fence and crossover will be relocated approx. 4m to the southeast and therefore will appear similar to what currently exists. There will be some new piers which will aid in making the access more noticeable, the design is acceptable and no objection is raised to these.

The proposal therefore accords with policy BNE1 of the Local Plan.

Amenity

The proposed relocation of the crossover, new fence and gates and piers will have no detrimental impact on any neighbouring property in terms of loss of outlook, privacy, sunlight or daylight. The slight increase in land levels is within the site and therefore will have no detrimental impact in terms of amenity.

The loss of parking spaces due to the proposal has been raised by objectors in the form of two letters and a petition signed by people from 38 different addresses. It is

not considered that the loss of parking on street of one or two parking spaces in return for an off street parking area and garage to accommodate at least four cars will cause a severe increase in on street parking pressure in Albert Road. The parking in the road is unrestricted and the loss of on street parking is not considered significant enough to warrant a recommendation of refusal in this instance.

The proposal therefore accords with policy BNE2 of the Local Plan.

Highways

The existing arrangement creates a potential conflict between vehicles reversing out of the site and pedestrians emerging from the allotment site. The provision of on-site turning would overcome this to a degree as a car could leave in a forward gear.

The existing access was deemed suitable when the previous application was considered, and the ability of the site to provide on-site turning would improve it further. The proposed location will provide better all-round visibility and therefore no objection is raised on highways grounds.

The proposal therefore considered to be acceptable and accords with policies T1, T2 and T13 of the Local Plan

Conclusions and Reasons for Approval

The proposed relocation of the crossover and gates and the related increase in land levels within the site to form a turning area are considered to be in keeping with the street scene in terms of appearance and not considered to have any detrimental impact to neighbouring amenities. No objections are raised on highways grounds. Bearing in mind the above the application is recommended for approval.

This application would normally fall to be determined under officer's delegated powers, but is being reported for Members' consideration due to the number of representations contrary to Officers' recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://planning.medway.gov.uk/dconline/AcolNetCGI.gov>