

MC/16/0242

Date Received: 20 January, 2016

Location: 117 Charles Drive, Cuxton, Rochester, ME2 1DU

Proposal: Construction of hardstanding for parking and vehicular crossover to front

Applicant: Mrs Sharon Simpetru

Agent:
Ward Cuxton & Halling

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 3 May 2016.

Recommendation - Refusal

- 1 The raised parking area, by virtue of the positioning, width, height and depth of the retaining walls, appears as a harsh, dominant and intrusive form of development, which is detrimental to and out of character with the street scene. The development is contrary to Policy BNE1 of the Medway Local Plan 2003 and the design objectives set out in paragraph 7 of the National Planning Policy Framework.

Proposal

This application seeks retrospective planning permission for engineering works to the front to facilitate a vehicle hardstanding area and crossover.

Relevant Planning History

MC/15/4441 Application for a Lawful development certificate ***** for the construction of a vehicle hardstanding and crossover to front
Decision Withdrawn - Invalid
Decided 10/02/2016

Representations

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

One letter of representation has been received in support of the application.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. 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 area surrounding the application property is predominately residential and comprises similar developments within the street scene, of which there are a number of such developments within the locality which do not appear to have been through the planning process. There is a general slope dropping down in a southern direction. There are parking restrictions within the local area.

Raised parking areas are considered to be a new feature and out of character to the street scene. Due to the positioning, width, depth and height of the raised parking area, and the lack of soft landscaping, it results in a dominant feature and the hardening of the appearance of the scenescene which is harmful to the visual amenity of the area and contrary to Policy BNE1 of the Medway Local Plan 2003.

Amenity Considerations

There are no amenity impacts for the occupiers of the surrounding properties. By virtue of the change in land level, the proposed development would not impact upon any of the neighbours with regards to outlook, sunlight or daylight issues. Additionally, the proposed development would not, by virtue of its use, introduce any significant levels of loss privacy. Therefore there is no conflict with Policy BNE2 of the Medway Local Plan 2003 and accordingly if the development were to be approved, no objection would be raised.

Highways

There are highway implications resulting from this application. The development does not benefit from a dropped kerb, as the requirement to construct a dropped kerb is regularised under Highway legislation. With regards to surface water runoff, the provision of drainage within the site restricts water entering onto the public footpath.

The development removes a requirement for on street parking and by virtue of the lack of walls fronting the highway, there are no issues with regards to vision splays. Therefore there is no conflict with Policies T1 and T13 of the Medway Local Plan 2003 and accordingly no objection is raised.

Conclusions and Reasons for Refusal

The raised parking area, by virtue of the positioning, width, height and depth of the retaining walls, appears as a harsh, dominant and intrusive form of development,

which is detrimental to and out of character with the street scene. The development is contrary to Policy BNE1 of the Medway Local Plan 2003 and the design objectives set out in paragraph 7 of the National Planning Policy Framework.

This application would normally be determined under delegated powers but is being referred to committee for determination at the request of Cllr Fearn of Cuxton and Halling Ward as he considers that the proposal has come about to relieve pressure on Charles Drive and ladywood Drive.

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://publicaccess.medway.gov.uk/online-applications/>