

MC/16/4781

Date Received: 25 November, 2016

Location: 133 Watling Street, Strood, Rochester, ME2 3JJ

Proposal: Installation of a vehicle crossover and hardstanding to front

Applicant: Mr E Reka

Agent: Mr K Sapa Keeran Designs Ltd 157 Forest Road, Walthamstow
E17 6HE

Ward Strood South

Case Officer Amanda Grout

Contact Number 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 2 August 2017.

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 plan:

Drawing Number KD/DWPP/93/16/W-146.2 received 23 January 2017.

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

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

Proposal

This application is for the installation of a vehicle crossover and hardstanding to the front of the dwelling house.

The proposed hardstanding would measure approx. 3.9m wide and 8.6m long with approx. 1.5m of soft landscaping retained. The crossover would measure approx.

5.4m wide at the widest point and 2.75m at the narrowest part with a length of approx. 13.1m from the front boundary of the property to the road.

The proposal would create off road parking for approx. 2 vehicles.

Relevant Planning History

MC/16/4320	Application for a Lawful Development Certificate (proposed) loft conversion with rear dormer, installation of roof lights to front roof slope and proposed single storey rear extension Approval 30 December, 2016
NK3/50/126/9399	Alteration to front elevation Approval 19 May, 1950

Representations

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

One letter of representation has been received objecting to the proposal on the following grounds:

- Proposal would set a precedent for hardstandings and crossovers
- Highway safety

The following concerns raised are not material planning considerations:

- Impact on property value

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the 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

Design

The host property is a two storey mid-terrace dwelling located within a residential area of Strood, along the A2 Watling Street. The proposed development would be visible from the streetscene. Hardstandings and crossovers are a common feature on the opposite side of Watling Street, however only one crossover and hardstanding has been installed on a property near the application site, No. 143a.

Two areas of soft landscaping would be retained either side of the hardstanding,

measuring 500mm and 1m respectively. It should be noted that the installation of a hardstanding within the curtilage of a dwelling house, subject to set criteria and conditions, can be carried out without the benefit of planning permission as it is development generally permissible by Class F of the GPDO.

As such, the design is considered to be acceptable and the proposal would respect the host property and the character of the streetscene, and conform to Policy BNE1 of the Medway Local Plan 2003.

Impact on Amenity

The proposed vehicle crossover would facilitate vehicle parking within the front curtilage of the dwelling house. Therefore, no amenity issues would arise from the proposal and would therefore be in accordance with Policy BNE2 of the Medway Local plan 2003.

Highways

The application property is approximately 45m from the junction with River Drive and 80m from the junction with Elaine Avenue and would have adequate sightlines in each direction. In addition, the Council's Highway Officer has raised no objection to the proposed vehicle crossover/access.

Therefore the proposal would not impact on highway or pedestrian safety, and would be in accordance with Policy T13 of the Medway Local Plan 2003.

Conclusions and Reasons for Approval

The proposed development would not detract from the character of the area. There would be no impact on the amenity of neighbouring properties or the highways and as such, the application would not conflict with Policies BNE1, BNE2 and T1 of the Medway Local Plan 2003.

This application would normally be determined under delegated powers but is being referred for determination by Planning Committee at the request of Councillor Chitty.

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/>