

**MC/20/2625**

**Date Received:** 20 October 2020  
**Location:** 43 Laburnum Road, Strood, Rochester, Medway, ME2 2LA  
**Proposal:** Engineering works to facilitate the construction of a hardstanding area and vehicular crossover to front - Resubmission of MC/20/1874  
**Applicant** Mr Steven Norman  
**Agent** Johnny Chit  
JCD Architectural Consultant  
84 Delce Road, Rochester, Medway, ME1 2DH  
**Ward:** Strood South Ward  
**Case Officer:** Amy Tamplin  
**Contact Number:** 01634 335672

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 9<sup>th</sup> December 2020.**

**Recommendation - Refusal**

- 1 The proposed off-street parking space to the front of the dwelling would compromise highway safety, contrary to Policies T1, T2 and T13 of the Medway Local Plan 2003 and Paragraph 109 of the NPPF.

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

**Proposal**

Engineering works to facilitate the construction of a hardstanding area and vehicular crossover to front - Resubmission of MC/20/1874.

**Relevant Planning History**

MC/20/1874                      Engineering works to raise ground level to facilitate construction of a vehicle hard standing and crossover to front with retaining wall  
Decision: Refused  
Decided: 30 September 2020

**Representations**

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

**No** representations were received.

Councillor Josie Iles has requested the application be determined by Members for the reason that the proposed off-road parking would not cause harm to the highway.

## **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 2019 and are considered to conform.

## **Planning Appraisal**

### *Principle and Background*

This application is a resubmission of a previous application, reference MC/20/1874 which was refused for the following reason:

*‘The proposed off-street parking to the front of the dwelling would compromise highway safety, contrary to Policies T1, T2 and T13 of the Medway Local Plan 2003 and Paragraph 109 of the National Planning Policy Framework 2019.’*

The current application seeks planning permission for an identical development to that which was refused.

### *Design*

The development proposes to create a platform to the front of the property to form a hardstanding area for the car parking space. The proposed area would be 5.6 metres wide and 4.8 metres deep and will include steps from the hardstanding area to the front of the host property which will provide one off-street parking space. There will be a retaining wall which will be 1.5 metres high and the hardstanding will be formed from permeable materials to allow surface water run-off. The proposed development would be consistent with other similar developments within the street scene in terms of design and appearance and would not cause harm to the appearance of the street scene. Therefore, the proposal complies with Policy BNE1 of the Medway Local Plan 2003.

### *Amenity*

Due to the nature of the development there are no concerns with the potential impact on neighbouring amenity and therefore the proposal complies with Policy BNE2 of the Medway Local Plan 2003.

## *Highways*

Laburnum Road is a narrow residential road, approximately 5-6 metres in width, with parking alongside both flanks of the carriageway and it was noted on site visits that vehicles are already parking on the kerbs within the local vicinity. Whilst it is noted that this application seeks to remove a vehicle from the highway, concerns are raised regarding both the function and safety of this proposal.

The applicant has provided an additional drawing demonstrating crossovers in the vicinity, however a number of the crossovers that are identified are not crossovers. For example, whilst No. 39, No.49 and no.65 have hard standings they do not benefit from Highways permission.

Given the high volume of parking demand, vehicles existing the parking space have limited visibility of oncoming vehicles travelling east to west (or vice versa) due to parked vehicles and therefore whilst it is appreciated speeds are likely to be low, it is considered still to result in a highway safety hazard that is unacceptable.

To access the proposed parking space, it is noted that a convoluted manoeuvre across the public footpath would be required. As a result, the proposal presents an inconvenient alternative to the current parking provisions and the possibility of vehicles overhanging onto the public highway cannot be discounted, causing further Highways concerns.

It can be concluded that no new information has been provided to overcome the concerns in the previous application. Therefore, due to the highway safety hazard that would be created as a result of this proposal it is considered that the development does not comply with Policies T1, T2 and T13 of the Medway Local Plan 2003 and paragraph 109 of the NPPF (2019).

## **Conclusions and Reasons for Refusal**

It is considered that the details of the proposal are unacceptable. The proposed off-street parking space to the front of the dwelling would compromise highway safety, contrary to Policies T1, T2 and T13 of the Medway Local Plan 2003 and paragraph of the NPPF (2019).

The application would normally be determined under delegated powers but is being referred for Committee determination on the request by Council Josie Iles for the application to be determined by Members.

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## **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://publicaccess1.medway.gov.uk/online-applications/>