



Report of the Chief Planning Officer

PLANS PANEL NORTH & EAST

Date: 21st March 2013

Subject: **APPLICATION 12/05021/FU - Demolition of existing buildings and development of nine dwellings and associated works at Hallfield Lane, Wetherby.**

APPLICANT

CFK Developments

DATE VALID

3 December 2012

TARGET DATE

28 January 2013

Electoral Wards Affected:

Wetherby

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Time limit
2. Development to accord with approved plans
3. Samples of all external materials including window materials (frames, cills, heads and the dormer windows) to be submitted for written approval
4. Landscaping Scheme to be submitted for written approval (hard and soft)
5. Implementation of landscaping
6. Retention of landscaping
7. Details and samples of surfacing to be submitted for written approval
8. Details of the proposed method of closing off and making good all existing redundant accesses to the development to be submitted for approval
9. The access(s) hereby approved shall not be brought into use until works have been undertaken to provide the visibility splays shown on the approved plans to an adoptable standard. These sight-lines shall be retained clear of all obstruction to visibility greater than 600mm in height above the adjoining carriageway for the lifetime of the development.
10. Prior to occupation all areas used by vehicles to be fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway.
11. The boundary wall of plots 1 and 2, fronting Hallfield Lane shall not exceed 600mm.

12. Retention of garages for use for parking of motor cars for the benefit of the occupant of the dwellings for the lifetime of the development.
13. The visitor parking shall be retained for the life of the development.
14. The works to widen and introduce the access and driveways to the development frontage will involve required works to the whole frontage. These works shall be carried out to adoptable standards and the widened area dedicated as public highway.
15. Development shall not commence until a scheme detailing the existing drainage layout of the site and details of a scheme detailing the proposed foul and surface water drainage works including details of any balancing works and off -site works have been submitted to and approved in writing by the LPA.
16. Unexpected contamination to be reported to the LPA
17. Remediation to be carried out as approved by the LPA
18. Removal of permitted development rights in respect of extensions, outbuilding and dormer windows.
19. Details shall be submitted for the approval in writing of the Local Planning Authority of the proposed means of minimising dust, mud, grit and dirt onto the public highway, caused by the permitted operations.
20. Details of all boundaries to be submitted for written approval.
21. Management plan showing satisfactory details of provision to be made for the storage, parking, loading and unloading of contractors' plant, equipment and materials, and the parking of vehicles of the workforce. A timetable of when works, collections and deliveries will occur during the week shall also be included in the management plan.
22. Notwithstanding the submitted details full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted for written approval
23. Obscure glazing to all side elevation windows with the exception of house type B

Reasons for approval: The site is located within a sustainable location and planning permission has previously been granted for the residential redevelopment of the site. The scale, form and detailing of the proposed dwellings follow the simple architectural forms and details of the surrounding residential properties and in this regard would amalgamate within the local vernacular. Acceptable levels of private amenity space is proposed as is the level of off-street parking for each property. Accordingly the application is recommended for planning permission.

1.0 INTRODUCTION

- 1.1 This application is brought to the Plans Panel for consideration at the request of Councillor John Procter, who has provided his planning reasons as concerns regarding highways safety as a result of the driveways facing Hallfield Lane.
- 1.2 Members are advised that in January 2007 outline permission was granted to erect nine dwellings. This outline application sought permission for the layout and access with all other matters to be considered at reserved matter stage. An extension of time application was approved in February 2010.

1.3 In terms of the differences in layout the approved outline and the scheme before Members is similar in respect of the position of the units. The clear difference is that the approved outline scheme proposed two courtyard arrangements providing off-street parking areas for all nine units whilst the current proposes only one courtyard which would serve a third of the development with all other units having private driveways accessed from Hallfield Lane.

2.0 PROPOSAL

2.1 This application seeks to construct nine, three bedroom dwellings on the site of a former veterinary surgery and a residential dwelling 'Hallfield Grange' which comprises two apartments.

2.2 The properties would be set out as a terrace of three, two pairs of semi-detached properties and two detached properties (although one of the detached properties is linked by its garage to a semi-detached property).

2.3 Each dwelling would have designated parking; plots 1 -2 and 7 -10 would have on-plot parking in respect of driveways and garages whilst the dwellings that form the terrace would have courtyard parking within the development except for plot 5 which has a driveway and garage. Each property would have private garden space. External materials would be brick, artificial slate, with white uPVC windows. Hard and soft landscaping is also proposed.

2.4 The applicant proposes three house types; A, B and C but Members will note that A and C are the same externally with the same internal layout. For clarity the house types have been address as A, B and C as submitted.

House Type	Height	Height to the eaves	Width	Depth
A	9.1m	5.0m	4.9m	9.0m
B	8.2m	4.9m	8.5m	6.5m
C	9.1m	5.0m	4.9m	9.0m

2.5 The proposed layout shows indicative planting within the plots to the fronts and rears as well as within the courtyard area.

2.6 The proposed layout shows the terrace set to the rear of the site fronting a courtyard arrangement that includes parking for the units and visitor parking as well as a covered cycle store. The remaining units would front Hallfield Lane with plots 1 – 2 being set back from the highway whilst plots 6 – 9 are set a little closer but all have landscaping to the front boundaries along with metal railings to provide a level of defensible space. Six punctuations would be made to the site frontage creating the driveways for units 1-2 and 6-9.

3.0 SITE AND SURROUNDINGS

3.1 The application relates to an L-shaped plot of land measuring 00.02 ha located on Hallfield Lane, Wetherby. The site housed a veterinary surgery and residential dwelling known as Hallfield Grange. The land has a gentle gradient raising from north to south.

- 3.2 The veterinary building was a single storey structure constructed in stone and was an architecturally simple building with hard-standing that offered informal off-street parking for users of the vets. Since this application was submitted this building has been demolished. Hallfield Grange is set back into the site and appears to date from the mid-Victorian period, constructed in stone with a slate roof and is of moderate attractiveness set within garden land.
- 3.3 Landscaping extended to boundary hedging and individual trees of limited status within the plot. Hallfield Grange would also be demolished to accommodate the proposed development as would the existing stone boundary wall that runs along the front boundary of Hallfield Grange.
- 3.4 The site is flanked by two storey detached properties that vary in scale, style and design as well as period of construction, the residential development continues to the south and sees one detached two storey property, then a pair of two storey semi-detached properties the form of development then becomes terraced bungalows, some with rooms in their roof. These bungalows are set relatively close to the highway and have an open aspect to their front gardens.
- 3.5 Hallfield Lane is predominantly residential in character containing a variety of styles of property also the bulk of residential development is mid-20th century; there is a school with associated playing field opposite the site and sheltered housing (Hallfield Court) to the rear, whilst further to the south are two attractive stone built chapels (St James). Notwithstanding Hallfield Grange and the chapels and a few other sporadic buildings, the architecture in the immediate area is of simple forms with little detailing.
- 3.6 The application site is within walking distance of Wetherby town centre with the Horsefair centre some 600m from the application site. In addition there are schools, medical facilities close by and bus stops within the area demonstrate that there are good public transport links. The site is in a sustainable location.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 12/02592/FU - Demolition of existing buildings and development of 10 dwellings and associated works – Withdrawn 5 October 2012 as a result of the scheme being considered to represent over-development, having poor rhythm within the street-scene and harming the living conditions of occupants of Hallfield Grange in respect on the proposed terrace which had 4 units.
- 4.2 09/05385/EXT – Application to extend the January 2007 for the outline application to erect nine dwellings. Planning permission was granted February 2010
- 4.3 06/06639/OT - Outline application to erect nine dwellings. This outline application sought permission for the layout and access with all other matters to be considered at reserved matter stage. Planning permission was granted January 2007
- 4.4 06/03897/OT - Outline application to erect 11 dwelling houses. Permission was refused October 2006 as the scheme was considered to represent an overdevelopment of the site including the built form and the level of hard-standing, thereby resulting in a development that would be out of character within the area and act to significantly harm the residential amenity of future occupiers. The scheme also provide sub-standard levels of parking.

4.5 31/526/03/FU - Detached two-storey veterinary surgery. This application was refused September 2004 due to the impact on residential amenity. The applicant subsequently appealed and that appeal was dismissed April 2005.

4.6 31/409/02/OT - Outline application to erect veterinary surgery and two-storey block of six flats. This application was refused on the grounds of highways, residential amenity and character in December 2002. The applicant subsequently appealed and that appeal was dismissed April 2003.

5.0 THE HISTORY OF NEGOTIATIONS

5.1 Notwithstanding the extant outline permission for the site in respect of the layout and access (with the scale, appearance and landscaping to be considered at reserved matters stage) pre-application discussions were entered into between the applicant and officers. Advice was given that proposed dwellings should generally respond in height to existing development and that any formal scheme should be mindful of providing acceptable levels of amenity space in line with guidance contained within Supplementary Planning Guidance -Neighbourhoods for Living.

5.2 Initially a scheme for 10 units was submitted and subsequently withdrawn for the reasons cited in the planning history section of this report . This current scheme for nine units is in response to the previous concerns.

5.3 Further to the amendments Councilor John Procter request a senior officer review in respect of the implications on highway safety. This was undertaken on the 6 February 2013 and no objections were raised in principle but further amendment were requested with regards to sightlines from plot 9. A change in house type satisfied this point and the scheme before Members is supported by highways.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Three site notices were posted; one on Hallfield Lane, one on Freemans Way and one on Montagu Road the 14 December 2012 advising that any representations should reach the LPA by the 4 January 2013.

6.2 The Town Council were notified on the 4 December 2012.

6.3 No letters of representation have been received from local residents and Wetherby Town Council have raised no objections to the proposed development but have requested that a condition be added to restrict HGV's delivering to the site between the hours of 08:30 to 09:00 and 15:30 to 16:00 to coincide with school children arriving and leaving the nearby school.

7.0 CONSULTATIONS RESPONSES:

7.1 Contaminated Land:

No objections have been raised by the Contaminated Land Team subject to conditions.

7.2 Highways:

A senior officer review was undertaken regarding highways implications and no objections have been raised subject to conditions. Full details of highways matters are covered in the appraisal section of this report.

7.3 Drainage:

No objections subject to conditions

7.4 Yorkshire Water:
Yorkshire Water have not responded to this application but their comments regarding the previously withdrawn scheme are considered to be relevant. YW did not object to the scheme but suggested conditions in line with those of the Councils Drainage Engineers.

8.0 PLANNING POLICIES:

8.1 The development plan includes the adopted Leeds Unitary Development Plan (Review 2006) (UDP) and Supplementary documents. The emerging local plan will eventually replace the Leeds UDP (2006) but at the moment this is still undergoing production.

8.2 Draft Core Strategy - The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 and the consultation period closed on 12th April 2012. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 14th November 2012 Full Council resolved to approve the Publication Draft Core Strategy and the sustainability report for the purpose of submission to the Secretary of State for independent examination pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004. Full Council also resolved on 14th November 2012 that a further period for representation be provided on pre-submission changes and any further representations received be submitted to the Secretary of State at the time the Publication Draft Core Strategy is submitted for independent examination.

8.3 As the Council have resolved to move the Publication Draft Core Strategy to the next stage of independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

The application site is not identified within the Leeds UDP (2006) for any specific purpose.

8.4 The below UDP policies, supplementary development documents and national guidance are considered to be relevant to this application.

Local

Policy GP5 - refers to development proposals should seek to avoid loss of amenity.

Policy H4 - refers to housing on other sites not identified in the LUDP (2006).

Policy BD5 - refers to new buildings be designed with consideration to both own amenity and surroundings.

Policy N12 – refers to urban design

Policy N13 – refers to design of new buildings

Policy LD1 – refers to landscaping

Policy N23 – refers to open space and the retention of existing features which make a positive visual contribution.

Policy N25 – refers to boundaries around sites

Policy N26 – refers to the requirement to provide landscaping details.

Policy T24 – refers to parking

Policy T2 – refers to highway safety

Supplementary Planning Guidance- Neighbourhoods for Living: A guide for residential design in Leeds (Dec 2003).

- 8.5 National Planning Policy Framework (2012):
- Promotion of sustainable (economic, social and environmental) development.
 - Encourage the effective use of previously developed land.
 - Secure high quality design.
 - Promote the delivery of housing to meet local needs (5 year supply and affordable housing).

8.6 Circular 11/95 – The use of conditions in planning permissions

9.0 MAIN ISSUES

- Principle of development
- Effect on Character
- Effect on residential amenity
- Highways
- Representations
- Conclusion

10.0 APPRAISAL

Principle of development

- 10.1 The application site is located within a wider established area of a residential settlement and is not identified within the Leeds Unitary Development Plan (review 2006) for any specific purpose. The site is close to local facilities and as such is considered to be in a sustainable location. The National Planning Policy Framework (NPPF) identifies one of its core principle as encouraging the effective use of land by reusing land that has been previously developed (Brownfield land). This application refers to residential development on land that has previously been developed in terms of the existing built structures and hard-standing areas, as such it can in part be regarded as Brownfield. The garden land is however classified as Greenfield (following changes made by the then Government in June 2010).
- 10.2 Section 6 of the NPPF deals with the need of housing and para. 53 states that LPA's should set out policies to resist inappropriate development of residential gardens, i.e. where development would cause harm to the local area. Thus, the emphasis on local character is still a paramount consideration when dealing with residential development on garden sites, as such the NPPF reflects the Council's approach in seeking to resist inappropriate development and placing emphasis on design and protecting the character of an area. It is however also important to note that each planning application must be judged on its own individual planning merits.
- 10.3 The principle of residential development on the site has previously been accepted (see planning history) with the granting of outline planning permission in January 2007 and the extension of this outline permission granted in February 2010. This planning permission is still extant.

- 10.4 In respect of the impact on local character; it is not considered that the loss of the garden area would effect the character of the locality which is a relatively high density residential area as the garden only forms a portion of a larger site. The existing development is built up to the highway in terms of the veterinary building and set into the site in respect of the existing house 'Hallfield Grange' and the garden area is well screened from the public realm and does not form what can reasonably be regarded as a constant theme within the grain of the local character. The proposed development would include private garden areas for each dwelling thereby reinstating Greenfield land on the site albeit as reduced pockets of garden when measured against the existing garden area.
- 10.5 It is considered that the proposed level of housing, its scale and architectural appearance is consistent within the spatial context of the immediate area. Furthermore the loss of the large garden is considered to be acceptable as such features are not common within the area.
- 10.6 In light of the above and notwithstanding the previous approval for residential on site the principle of the proposed residential development on the site is considered to be acceptable.

Effect on Character

- 10.7 The southern part of the application site is currently occupied by Hallfield Grange, which is a large dwelling built in natural stone. Hallfield Grange is a property of moderate attractiveness and whilst its loss is regrettable, however its demolition has already been accepted in principle (see planning history). Hallfield Grange is set towards the rear of the site with a strong boundary screen to the front acting to partially screen the property from the highway. To the northern part of the site a single storey stone built building and associated hard-standing extends up to the highway; this formed the veterinary surgery.
- 10.8 The application proposes three house types, identified on submitted plans as house type A, B and C. The proposed dwellings would include two pairs of semi-detached properties (plots 1 -2 and 7 -8) two detached properties (plots 6 – 9) although plot 9 would be linked to plot 8 by their respective garages; and a terrace of three properties (plots 3 – 5). Plot 9 does break the rhythm a little on the proposed street-scene but on balance in achieving a better solution in highway safety in respect of visibility when entering and upon egress of the driveway as well as moving the building away from the northern boundary, the house type to plot nine and the resulting street-scene is considered acceptable.
- 10.9 The NPPF identifies assessment variables when considering design to ensure that new development should take the opportunities available for improving the character and quality of an area and the way it functions, the NPPF goes on to say that good design is a key aspect of sustainable development and is indivisible from good planning.

- 10.10 There is good separation between each property proposed and those that already exist, including the flanking properties and Hallfield Court to the rear. Each property would have private garden space and associated parking. The site would be laid out with the main aspects of units on plots 3 - 5 facing onto a courtyard area set within the development. This part of the site has the terrace of three properties. Units on plots 1 – 2 and 6 -9 would have their main aspects facing out onto Hallfield Lane with pedestrian access and a planted boundary demarking the plots. The proposed layout utilises the sites constraints in terms of its shape and size with good affect so that the character of the Hallfield Lane and the surrounding area is preserved.
- 10.11 The proposed scale, form and massing of the dwellings is considered to respond to the local vernacular, where properties take an array of forms, scale, height and architectural detailing, the local properties are set within small to medium plots representing the scale of the property that occupies the plot. The proposed design ethos has taken reference from the surrounding area where the urban architecture is simple and utilitarian. Therefore the proposed design offers a conventional approach with pitched roofs, gable features with artstone window heads to the front and flat arching at the rear of the properties. Pitched roofed dormer windows are proposed on house type A and C to the front roof-slope whilst porches to the front elevations of house type A and C and gable features to the front of house type B creates some level of visual interest to the frontages. External materials would be brick with artificial slate roofs; all external materials can be secured by condition.
- 10.12 Plots 6 – 9 are relatively close to the highway which is not thematic within the locality in terms of existing residential development however the existing veterinary building does sits right up to the highway. Whilst this existing building is single storey in height and the proposed dwellings would terminate at a height in excess of the existing building, they would be set slightly back from the highway with landscaping to the front providing demarcation and some level of defensible space. It is considered that the properties located in near proximity to Hallfield Lane would not be unduly harmful to the character and appearance of the area and properties in similar locations have already been accepted under the approved outline application. Moreover, the remaining properties would be set further into and to the rear of the site going some way to reflect the set back nature of Hallfield Grange. The separation distances between dwellings, proposed and existing, is considered to be generally in line with those provided as guidance in SPG -Neighbourhoods for Living resulting in a layout that avoids appearing overly cramped and convoluted.
- 10.13 The submitted site layout plan shows an indicative landscaping scheme which indicates a good level of planting to bring a sense of visual balance in relation to the level of hard-standing. A planning condition can secure that a landscaping scheme be submitted for written approval by the Council prior to any works ensuring important points of the site are suitably landscaped to an appropriate level.
- 10.14 Boundary treatments within the locality fronting Hallfield Lane take the form of low level fencing, mature hedging with some properties having open aspect fronts. The existing stone wall that acts as the boundary to Hallfield Grange is of limited character but its retention in some small part would be of benefit. It is accepted that some of this wall would be lost but the applicant has agreed to retain the wall as far as possible, re-using existing stone where necessary. A condition can secure such details.

- 10.15 SPG -Neighbourhoods for Living provides guidance that private garden space for family use should have a minimum area of 2/3 of total gross floor area of the dwelling excluding vehicular provisions. Acceptable sized rear private garden areas are proposed and those proposed generally accord with those of the extant outline planning permission for layout and access.
- 10.16 The proposed layout shows provision for the storage of bins off the highway and away from the public realm. Details of bin stores can be secured by condition.
- 10.17 In light of the above it is considered that the siting and physical relationship of the proposed development to surrounding properties is considered compatible with the spatial character of the immediate locality and therefore the design approach, whilst acutely simplistic and conventional, is considered acceptable in planning terms.

Effect on residential amenity

- 10.18 Guidance contained within Neighbourhoods for Living states that a separation distances of 10.5m from main windows (living and dining rooms) to boundaries and 7.5m from secondary windows (bedrooms and ground floor kitchens) to boundaries are acceptable. Guidance also details that a separation distance of 21m between main aspect windows and main aspects, and 18m between secondary windows and main aspect windows. Although it is noted that it is inappropriate to simply apply the minimum distances as outlined in the SPG.
- 10.19 It is considered that the development, within the context of the local area, proposes a layout that enables acceptable spacing between dwellings without creating any infringement onto the residential amenity of future occupants of the proposed houses. Separation distances to the boundaries and main aspects are considered to be comparable with existing development already found within the area.
- 10.20 It is not considered that the proposed front and rear elevation windows would offer outlooks that would infringe on the privacy of future occupants or that of existing residents of neighbouring properties. A separation distance of approximately 22m would exist between the front elevation of plots 3 – 5 and the proposed properties to the west plots 1 and 2. This exceeds the distances provided in Neighbourhoods for living. All other proposed front elevation windows would face onto the highway and the playing fields of the school opposite the site.
- 10.21 Hallfield Court is located to the north of the application site and is a residential development of retirement apartments and units within that building would face onto the proposed development. The southern elevation of Hallfield Court would be some 15m from the side elevation of proposed plot 5; this distance exceeds the 12m detailed in guidance (the separation between main aspect windows and side walls). To the western elevation there is a distance of 13m between Hallfield Court (at its closest point) and the rear elevations of proposed plots 7 -9. The windows to the western elevation of Hallfield Court appear to be side elevation windows and guidance states that 9m should be retained between secondary windows and side elevation windows, therefore the 13m can be accepted. Acceptable boundary treatments around the proposed scheme would screen ground floor windows thereby adding to the protection of the living conditions of existing residents.

- 10.22 Moreover, all proposed side elevation windows can be conditioned to be obscurely glazed to avoid outlooks onto flanking properties private amenity areas. Although the side elevation windows of House Type B (plot 6) would not create outlooks harmful to privacy and is therefore considered exempt from the need for opaque glazing. The proposed gardens sizes are adequate to ensure that no harmful levels of overlooking would occur from main ground floor windows. A number of garden depths fall below the 10.5m detailed in guidance but the separation distances between buildings and the requirement for adequate screening along boundaries is considered to mitigate for this. Boundary screening would form part of the landscape scheme. Landscaping and boundary treatments can be secured by condition.
- 10.23 It is not considered that the proposed development would create unacceptable levels of shade onto existing amenity areas of the flanking properties and Hallfield Court that would be significantly harmful to residents living conditions. Nor would the proposed built development create what can be reasonably considered as detrimental levels of shade onto the proposed gardens areas from neighbouring properties as proposed.
- 10.24 The proposed height of the dwellings more or less reflects the height of 'Moonfleet' and Hallfield Court. It is considered that adequate separation between the existing surrounding development is achieved. At two storey level proposed plot 2 would be some 3.5m from the boundary of 'Moonfleet' to the south of the site with plot 9 having 4.5m to the side boundary, both these figures are considered acceptable and are in accordance with the 3.5m provided in guidance.
- 10.25 Therefore on balance the separation distances that would be retained between the proposed and the existing developments in terms of the dwellings and the associated garages of plots 5 and 2 are considered to deal with avoiding proposed built development that would be harmful to living conditions of neighbouring occupants. Activities associated with the use of the proposed dwellings would be unlikely to be unduly harmful to the living conditions of neighbouring occupants.

Highways

- 10.26 A technical view was sought from Highways who considered that the scheme is acceptable subject to conditions. An issue was raised by Cllr John Procter regarding the parking options for plots 6 -9 particularly the implications of parent parking associated with the nearby school (St James C of E School) and how such parking would affect access to the driveways serving the proposed development. In response to these concerns a Senior Highways Officer conducted a review of the original highways assessment.
- 10.27 Hallfield Lane is 5.5m to 5.6m wide in the vicinity of the site, which is sufficient to accommodate two large vehicles passing. On the western flank of Hallfield Lane and opposite the development site is St James C of E School. The footway varies in width between 1.7m and 1.85m along the school frontage. The development would widen the currently substandard footway to a consistent 2m across the site frontage. The speed limit along Hallfield Lane has very recently been reduced to 20mph.
- 10.28 The eastern footway on the frontage of the development site varies in width between 1.2m and 2m. For much of its length the width is 1.2m and substandard by current standards. Approximately 50% of the existing footway is a dropped crossing associated with the former vets.

- 10.29 Plots 6 -9 are served directly from Hallfield Lane, the remaining 3 units (plots 3 to 5) are served from a shared access giving access to the rear of the site. All the dwellings have at least 2 off-street car parking spaces. Visitor car parking spaces are provided within the shared access, and Hallfield Lane (at 5.5m width) is of a suitable width to accommodate on-street parking. Highways consider that the development has appropriate levels of off-street parking and sufficient opportunities for visitor parking.
- 10.30 Specific concern raised by Cllr Procter is that future residents will have difficulty accessing their drives when on-street parking occurs as a result of parent parking associated with the nearby school. School Zig-Zag markings are present on the western frontage of Hallfield Lane encompassing the vehicular and pedestrian accesses to the school and an informal pedestrian crossing with tactile paving. The Zig-Zags extend only slightly into the development frontage, the majority of the development frontage (western and eastern flank) is therefore unrestricted. The afternoon parent pick-up is typically the worst case which was observed on the 6 February when the highways review was carried out. During the site visit two cars were present throughout the duration of the stay outside No.48 Hallfield Lane (on the eastern flank) and were not associated with the school. All parking associated with the school parked on the western flank of Hallfield Lane. A maximum of 10 cars were observed north of the school Zig-Zags (covering the development frontage) and 5 to the south of the Zig-Zag markings. The first vehicle arrived at 3:05 with the majority arriving immediately before 3:15. All vehicles had left by 3:25. A parent stated that the levels of car parking observed were what was typical at the school.
- 10.31 As previously advised the width of the Hallfield Lane carriageway is 5.5m and the presence of continuous on-street parking reduces the effective width so that two way passing was no longer possible during the school pick up period. It was observed that this caused only minor inconvenience to passing traffic and tended to act as traffic calming. Although car parking would be present across the frontage of the proposed development, the remaining width, together with the width of the widened footway and wider than typical drive widths would be sufficient to enable vehicles to leave and enter their drives. Parent parking therefore could only be considered an inconvenience that occurs for a short period twice a day, and affecting only a small number of potential trips.
- 10.32 In respect of accident statistics, Council records show that there have been no recorded injury accidents in the vicinity of the site in the last 5 years, which is the normal period of review. Vehicular tracking diagrams have been submitted by the applicant which confirm that access to the driveways would be possible.
- 10.33 It is also noteworthy that south of the existing Zig-Zag markings, a number of properties have individual driveways (comparable to the proposal) in the area that parent parking occurs.
- 10.34 Notwithstanding the above, an area of concern was raised in terms of the visibility from the driveway of plot 9. Visibility from this plot is restricted to the north as a result of the narrow footway north of the site and the adjacent site boundary planting. The visibility from this driveway is restricted to approximately 2.4m x 8m rather than the 2.4m x 25m required by the Council's adopted Street Design Guide SPD. Given that the site is to be cleared this issue was designed out by changing the house type from B to C (only as a detached unit rather than a semi).

10.35 In light of the above it is not considered that an objection to the principle of the several driveways along Hallfield Lane could be sustained.

Representations

10.36 No letters of representation have been received from local residents and the Town Council have raised no objections subject to a condition regarding collection and delivery times to the site. A management plan can be submitted by the applicant that contains details of works operations that include collection and delivery times at the site. A management plan can be secured by condition.

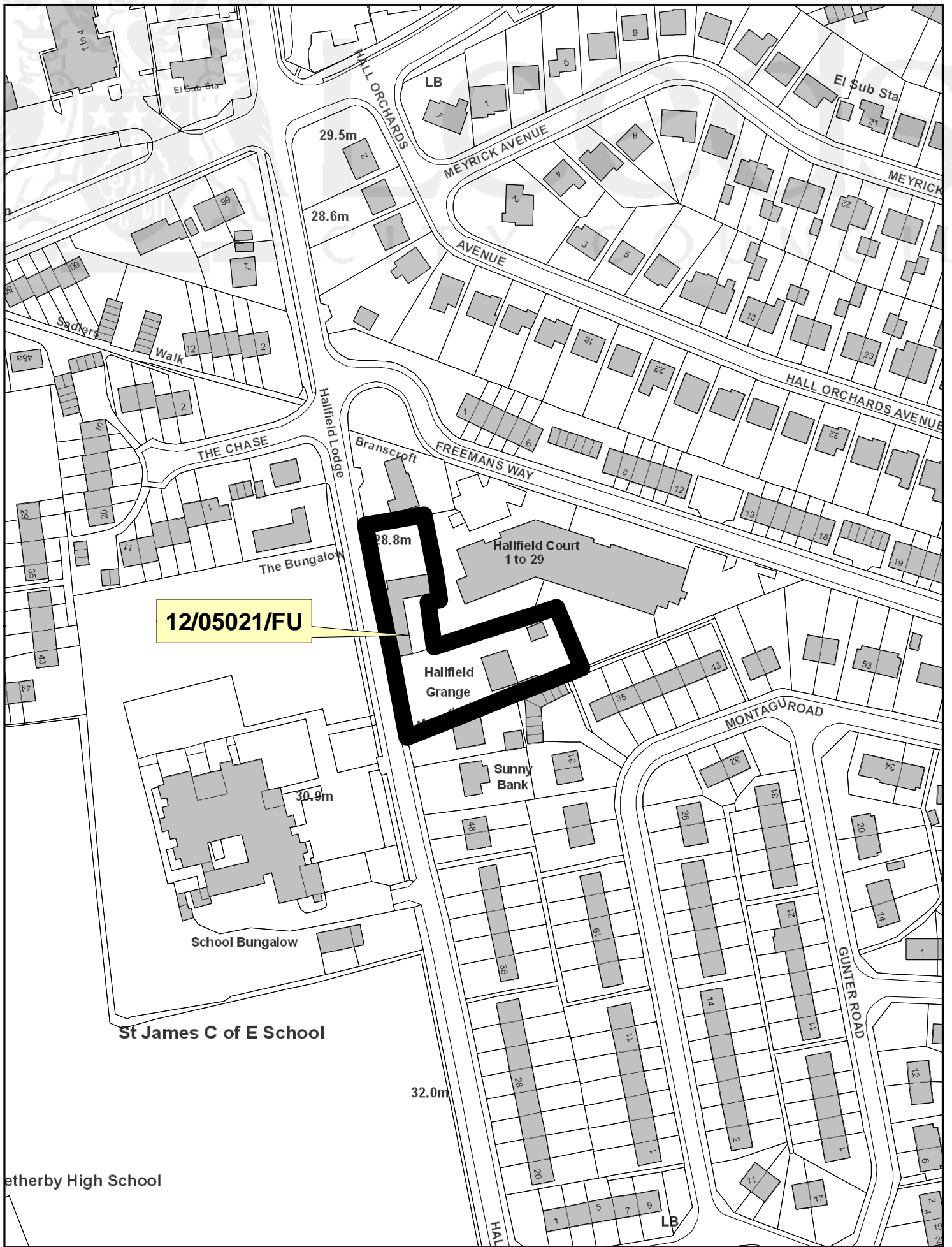
11.0 CONCLUSION

11.1 After due consideration this application is recommended for approval for the above reasons and subject to the conditions at the head of this report. It is considered that the principle of development fits with planning policy and that the design, scale and spatial setting of the development sits comfortably with the established residential character of the area and meets the guidance set out in Neighbourhoods for Living. The scheme has been amended to meet concerns in respect of pedestrian and highway safety. It is considered that the cumulative effect of the proposed housing would not be significantly greater than the scheme approved subject to the appeal. Accordingly the application is recommended for planning permission.

Background Papers:

06/06639/OT and 09/05385/EXT

Certificate of Ownership (Cert B) signed by the agent for the applicant : 26 November 2012



NORTH AND EAST PLANS PANEL