

SCHEDULE C

APPLICATION NUMBER	CB/09/05425/FULL
LOCATION	193 Poynters Road, Dunstable, LU5 4SH
PROPOSAL	Construction of vehicular crossover and formation of parking area.
PARISH	Dunstable
WARD	Icknield
WARD COUNCILLORS	Cllr John Kane & Cllr David McVicar
CASE OFFICER	Donna Stock
DATE REGISTERED	20 August 2009
EXPIRY DATE	15 October 2009
APPLICANT	Ms J Miles
AGENT	Kingswood Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Part of the development has taken place on highway land owned by Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

Site Location:

The application site consists of an end of terraced property located on a main road which acts as the boundary between the towns of Dunstable and Luton. The site is flanked to the north by 195 Poynters Road, to the south by 191 Poynters Road and to the rear by an access to the rear gardens and garages of the properties on Poynters Road. The streetscene is dominated by terraced dwellings with a high percentage of properties providing off-road parking.

The Application:

Permission is sought for the construction of a vehicular access to the front garden of the dwellinghouse and for the laying of hardstanding in the form of block paving to provide off-road parking facilities. The proposed hardstanding would measure 4.8 metres in width and 5.3 metres in length. Some planting will be retained. The drop kerb would measure 4.8 metres in width however details of the vision splays have not been provided.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 (Delivering Sustainable Development)
PPG13 (Transport)

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 (Quality in the Built Environment)
SS1 (Achieving Sustainable Development)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

None

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review Policies

BE8 (Design Considerations)

T10 (Parking)

Planning History

None

Representations: (Parish & Neighbours)

Dunstable Town Council No objections.

Neighbours None.

Consultations/Publicity responses

CBC Highways Officer No objection, conditions relating to vision splays and surfacing recommended.

Determining Issues

The main considerations of the application are:

1. Highway Safety Considerations
2. Design Principles

Considerations

1. Highway Safety Considerations

The Highways Officer has no objection to the construction of the vehicular access, however in the interest of highway safety the Officer has recommended that details of the visibility splays are submitted and approved in writing before works can commence, to ensure safe transit of the vehicles to and from the busy highway.

The proposed hardstanding would provide for the parking of 2 motor vehicles which complies with the Councils Parking Standards for a dwellinghouse of this size. The proposal would provide ample parking on-site, reducing on-road parking and diminishing highway safety concerns.

2. Design Principles

The hardstanding proposed would be blockpaving, similar to that on properties within the locality. Therefore in design terms, the choice of material will harmonise with the existing dwellinghouse and properties within the area.

It has been suggested on the plans that the drainage solution will be to construct the block paving to provide gaps and a sand membrane which the water can soak into. This is all only possible dependent on the construction methods and on the type of block paving to be used. Therefore further details of the drainage solution will be required before the works can commence and this can be done by condition.

Reasons for Granting

The drop kerb & driveway by virtue of its design and scale compliments and harmonises with the character of the locality as required by Policy BE8 of the South Bedfordshire Local Plan Review 2004. Whilst there are concerns in relation to the surface water drainage, we consider these issues can be addressed by condition.

Recommendation

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Within 30 days of the date of this permission, details of the method of surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The means of surface water drainage shall be fully implemented in accordance with the approved details before the hardstanding is first used.**
REASON: To ensure that adequate provision is made for surface water drainage.
- 3 **Development shall not begin until details of the junction of the proposed vehicular access with the highway have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.**
REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.
- 4 Before the access is first brought into use a triangular vision splay shall be provided on each side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.
REASON: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it .
- 5 Before the hardstanding is first used, it shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
REASON: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.
- 6 This permission relates only to the details shown on the Site Location Plan received on 18/08/09 and Block Plan and Drawing No. 1001-PL-010 received on 07/08/09 or to any subsequent appropriately endorsed revised

plan.

REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**Regional Spatial Strategy
East of England Plan (May 2008)**
ENV7 (Quality of the Built Environment)
SS1 (Achieving Sustainable Development)

South Bedfordshire Local Plan Review
BE8 (Design Considerations)
T10 (Parking)

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Highway Engineer, Central Bedfordshire Council, PO Box 1395, Bedford, MK42 5AN. The applicant is also advised that if any of the works associated with the construction of vehicular access affects or requires the removal and/or relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

DECISION

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