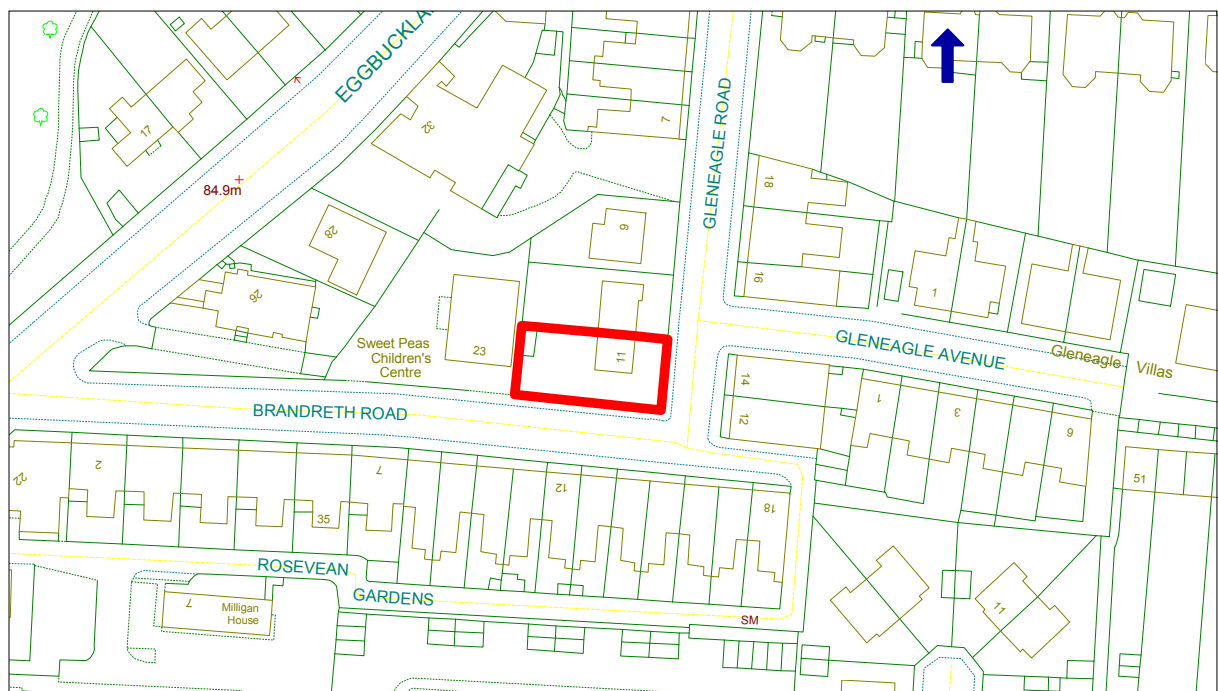


ITEM: 04

Application Number: 10/00915/FUL
Applicant: Mr M Willcox
Description of Application: Widening of existing driveway
Type of Application: Full Application
Site Address: 11 GLENEAGLE ROAD PLYMOUTH
Ward: Compton
Valid Date of Application: 07/06/2010
8/13 Week Date: **02/08/2010**
Decision Category: Member/PCC Employee
Case Officer : Kirsty Barrett
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

11 Gleneagle Road is a two-storey semi-detached dwellinghouse in the Mannamead area of Plymouth. The existing driveway entrance which serves the property is to the rear on Brandreth Road. The driveway slopes downwards from north to south.

Proposal Description

The proposal consists of the widening of the existing driveway. A new retaining wall is also proposed as is the reshaping and resurfacing of the kerb on Brandreth Road.

Relevant Planning History

No planning applications previously submitted at 11 Gleneagle Road

Consultation Responses

Transport – Recommend approval subject to condition

Representations

No letters of representation received

Analysis

The main issues to consider with this application are: transport aspects, the impact on the streetscene and the effect on the amenities of neighbouring properties.

The proposed development increases the width of the existing driveway by 750 mm to approximately 3.5 metres. The new width would increase the area of the driveway by 4.75m². The new retaining wall will contain a stucco render finish. The existing granite kerb and paving slabs will be removed and replaced with a situ concrete surface. A new electrically operated roller shutter door is proposed to the entrance of the driveway.

The Council's Transport section has provided no objection to the proposal but notes that the footway vehicle crossing will become the maximum permitted amount for a double crossing of 4.8 metres in width. It advises that before the driveway is extended it will be necessary to secure a dropped footway crossing with the consent of the Local Highway Authority.

The proposed hardstanding should not drain onto the public highway. Following consultation between the applicant and the Transport section, it has been agreed that a drainage soakaway should be provided to prevent run-off. A condition is included as part of this approval to ensure drainage is constructed in accordance with the details shown on amended plans submitted to and approved by the Local Planning Authority.

The Development Guidelines Supplementary Planning Document (SPD) provides that to minimise the impact on the streetscene, a hardstanding should retain as much original walling and fencing as practical to ensure the

appearance of the enclosure is preserved. The replacement retaining wall is considered acceptable in defining the driveway. In addition, sufficient space should be incorporated for soft landscaping to screen cars and minimise the visual impact of the hard standing area. The driveway is already well screened by overhanging trees and surrounding hedges and therefore satisfies the guidance set out in the SPD.

There is no discernible harm to the amenity of neighbouring properties.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equalities & Diversities issues

No equality and diversity issues to consider with this application.

Conclusions

The proposed development will not have a detrimental impact on neighbours' amenity, the streetscene or transport considerations. It is therefore recommended for approval subject to conditions.

Recommendation

In respect of the application dated **07/06/2010** and the submitted drawings, **SK01, SK02, SK03, SK04, SK05**, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

DRAINAGE AND SURFACING

(2) The widened driveway hereby approved shall not be used until it has been drained and surfaced in accordance with the details submitted to and approved by the Local Planning Authority.

Reason:

To ensure adequate drainage and surfacing in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE - DROPPED FOOTWAY CROSSING CONSENT

(1) Before the access hereby permitted of 4.8 metres in width is first brought into use it will be necessary to secure a dropped footway crossing with the consent of the Local Highway Authority. The developer should contact Plymouth Transport & Highways Planned Maintenance Operations Team, Hatfield House, Burrington Way, Plymouth, PL5 3LZ for advice on this matter before any work is commenced.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the effect on neighbours' amenities, the impact on the streetscene and transport aspects, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration

CS34 - Planning Applications

SPD1 - Development Guidelines