

PLANNING APPLICATION NUMBER:P13/1340

Type of approval sought	Full Planning Permission
Ward	Wollaston and Stourbridge Town
Applicant	Cllr C. Elcock
Location:	98, VICARAGE ROAD, WOLLASTON, STOURBRIDGE, DY8 4QY
Proposal	DROPPED KERB
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. No.98 Vicarage Road is a semi-detached pitched roof dwelling. The house is set back by over 13.5m from the highway and there is an area of existing hard-standing to the front of the house that provides an area of parking. The property also benefits from an existing dropped kerb to the front.
2. No. 96 Vicarage Road is positioned to the east with No. 100 Vicarage Road being located to the west. Nos. 117-123 Vicarage Road (odd numbers) are located across the road to the front.
3. The property is located within a predominantly residential area on a classified road. The majority of nearby properties also benefit from the addition of a dropped kerb.

PROPOSAL

4. This proposal seeks permission for an extension of the existing dropped kerb to the front of the property which would result in 2 kerb-stones being altered and reduced in height to improved access onto Vicarage Road.

5. This application is on the Development Control Committee Agenda because the applicant is a Councillor.

HISTORY

6. This property has no previous relevant applications.
7. There have been no similar dropped kerb applications in recent years along this particular stretch of Vicarage Road.

PUBLIC CONSULTATION

- Direct notification was carried out to seven surrounding properties to advertise the proposal. No written representations objecting to the scheme have been received and the latest date for comments was 12th December 2013.

OTHER CONSULTATION

8. Group Engineer (Development): No objections.

RELEVANT PLANNING POLICY

- Saved Unitary Development Plan (2005)
DD4 – Development in Residential Areas
- Supplementary Planning Documents
Parking Standards SPD (2012)

ASSESSMENT

9. The key issues in determination of this application are the following:
 - Highway safety
 - Residential amenities of adjacent occupiers

Highway safety

10. The Group Engineer (Development) has not cited any objections to the development which would have satisfactory visibility upon exit from the existing hard-standing on the frontage. There is already a set of dropped kerbs to the front of the application site and this proposal would provide improved access onto the existing parking spaces when driving west along Vicarage Road.
11. The hard-standing is of sufficient size to enable three cars to park on the frontage and there would be no over-hanging of the highway as a result.
12. As such, there would be no objections to the extension of the dropped kerb as the proposed layout would result in acceptable space for access and parking on the frontage of the property. As such, there would be no adverse impact upon highway safety in accordance with Saved UDP Policy DD4 (2005).

Residential amenity

13. Given that parking on the driveway has been enabled by the provision of hard-standing and the existing dropped kerbs on-site, the proposal would not impact on residential amenity. The majority of nearby properties along this street already feature an existing dropped kerb and the extension of the existing dropped kerbs on this site would not harm the residential amenities of adjoining neighbours. The proposal would therefore comply with Policy DD4 of the Saved UDP (2005).

CONCLUSION

14. The dropped kerb extensions on-site would not adversely impact on highway safety due to sufficient space being provided on the frontage of the property and adequate visibility when exiting the site. This development has been designed to avoid any adverse impact upon neighbouring properties in accordance with Saved UDP Policy DD4 (2005).

RECOMMENDATION

15. It is recommended that the application is approved subject to the following conditions;

APPROVAL STATEMENT INFORMATIVE

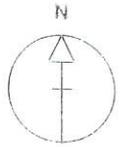
In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the plans labelled 'Kerb to be removed'



TITLE NUMBER
WM766065



WEST MIDLANDS : DUDLEY

ORDNANCE SURVEY MAP REFERENCE:

SO8885SE

SCALE 1:1250

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