

Planning report

Application number: 22/00059/FLH

Application location: Land Between 12 And 13 Glyn Close, Ewell Epsom
Surrey KT17 2AT

Proposal: Widening of an existing vehicular crossover involving dropped kerb and removal and repaving of grass verge on the highway.

Planning history

None

Comments from third parties

We consulted 5 nearby neighbours. By the end of the consultation period (15.03.2022), no representation received.

Consultations

N/A.

Planning policy

National Planning Policy Framework

Core Strategy 2007

CS1- General Policy

CS5 - The built environment

Development Management Policies Document

DM9 - Townscape character/distinctiveness

DM10 - Design for new developments

DM37 - Parking standards

Parking standards – residential development 2015

Site description

The application site comprises of two detached dwellings of two storey, located on the northern side of Glyn Close. The dwellings are set back from the highway by front garden space and paved drive for car parking. The application site is not within a Conservation Area and no listed building within proximity of the site. Glyn Close is an unclassified D Road (2179).

Proposal

The applicant seeks planning consent for widening of an existing vehicular crossover involving dropped kerb.

The proposal involves creating the drop kerb between the two property to widen the existing dropped kerb incorporate removal and repaving of grass verge on the highway.

Impact on visual amenity

Policy DM9 states that 'Planning permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance'. In assessing this consideration will be given to the proposal's compatibility with local character and the relationship to the existing townscape and wider landscape, as well as the setting of the proposal site and its connection to its surroundings.

The proposal would not adversely affect the character of the area, given there are other dropped kerbs along the Road which improve the access over the kerb. The proposal is therefore unlikely to affect the street scene and complies with Policy DM9 of the Development Management Policies Document (2015).

In considering the proposed development, the proposal is consider not having any significant harmful impact upon the character and appearance of the wider area in accordance with Local Plan Policy CS1 and CS5 of the Adopted Core Strategy (2007), DM9 and DM10 of the Development Management (2015).

Impact on neighbour amenity

The proposal is not consider resulting in any detrimental impact upon neighbouring properties or residential amenities enjoyed by any neighbouring dwellings within proximity of the application site. As the proposal does not reduce highway safety of other road users, the proposal therefore complies with local plan policy DM10 of the Development Management Policies Document (2015).

Conclusion

The application is therefore recommended for Approval.

Recommendation: PER

Conditions

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:

Site Location Plan
Block Plan
Proposed Site Plan.

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

3. Any new hardstanding surface area must be constructed with porous or permeable, or shall direct surface water to a porous or permeable surface within the site.

Reason: To reduce surface water run-off from the site in line with Policy CS6 of the Core Strategy (July 2007) and Policy DM10 of the Development Management Policies 2015.

Informatives

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.

Date: 10th March 2022

Officer: Ade Balogun