

Planning Report for 2013/0523

Location :

3 Loxley Meadow Burton Joyce Nottinghamshire



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site
Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 078026
Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings

APPLICATION NO: 2013/0523

LOCATION: 3 Loxley Meadow Burton Joyce Nottinghamshire NG14 5ET

PROPOSAL: Retain Gate as installed.

APPLICANT: Mr Richard Nicholson

AGENT:

The application comes before the committee due to the applicant for the development being an elected member of the Borough Council.

Site Description

The application site relates to a modern detached dwelling, located at the end of cul-de-sac within the established urban area of Burton Joyce. The application dwelling has a block paved forecourt at the front of the site which is accessed via a set of black painted metal entrance gates. There is a small brick wall with black painted railings on top running along part of the front boundary of the site adjacent to the entrance gates. The closest neighbouring properties to the application dwelling are 4 Loxley Meadows immediately to the north-west and 1 Loxley Meadow immediately to the north-east which are both modern properties and 5 Park Avenue located immediately to the rear of the site.

Proposed Development

The proposal seeks retrospective planning permission for the existing entrance gates at the site. Permission is required for this development due to the maximum height of the gates which is set at over 2 metres.

The entrance gates have a maximum height of 2.2m in the centre, reducing down to below 2m either side and span a width of 6m. The gates are electronically operated and slide behind the brick wall to allow access into the site.

Consultations

The statutory consultation period runs until 22nd July. Any consultation responses received between the time of writing the report and the committee meeting will be announced verbally at the meeting.

Planning Considerations

The main planning issues involved in the determination of this application are whether the development has a material impact on the character and appearance of the site and wider street scene and whether the development has an adverse impact on the amenities of neighbouring properties. The impact on highway safety also needs to be formally assessed.

The main local planning policy guidance for this application comes from Policy ENV1 (Development Criteria) of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

Policy ENV1 state;

Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:-

- a. it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated;
- c. development proposals are to include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles. In this regard, particular attention will be paid to the needs of disabled people, cyclists, pedestrians and people with young children;
- d. it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping;
- e. it does not prejudice the comprehensive development of a development site, and
- f. it incorporates best practice in the protection and management of water resources.

In taking account of the open design of the entrance gates which allow views into the site, I am satisfied that the development does not appear unduly bulky and is visibly acceptable within the street scene. I therefore consider that the development does not have any material impact on the character and appearance of the site or wider street scene.

I am also satisfied due to the nature of the development and relationship with the closest neighbouring properties that the development does not have any material impact on neighbouring residential amenity.

I consider there to be ample space for vehicles to stand clear of the gates whilst they in operation both directly outside and within the application site. I am also satisfied that the development does not have impact on the off street parking amenity at the site. I therefore consider the proposal to not have any highway safety implications.

Given the above, I am satisfied that the proposal accords with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved

Policies 2008) I therefore recommend that planning permission be granted subject to the conditions listed below. The Planning Committee will be verbally advised of any further representations received and whether they raise any further material planning considerations.

Recommendation: Grant Conditional Planning Permission, subject to the following planning conditions;

Conditions

1. This permission relates to the development as shown on the submitted photographs received by the Borough Council on the 8th May 2013.

Reasons

1. For the avoidance of doubt.

Reasons for Decision

The development has no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal therefore accords with Policy ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.