

Site Description

- 1.1 The site is located to the eastern side of Hulbert Road. The locality is residential in character and the dwellings are predominantly a mix of detached and semi-detached properties of single and two storey height. The application site is within the curtilage of No. 62A Hulbert Road, which is a modest 1930's single storey bungalow, constructed of red brick with a concrete tile roof. The bungalow is situated towards the northern curtilage of the site.
- 1.2 The adjacent dwelling to the south of the application site is a detached 1930/50's two storey dwelling house. This property is of typical 1930/50's design with a two storey square front bay and off-centre main entrance door.
- 1.3 This streetscene has a special character because of the mature trees and shrubs which form a strong frontage planting, particularly to this section of the eastern side of the road. Part of the distinctiveness of the street also derives from the differing characteristics of its two sides. The dwellings fronting the western side are generally sited fairly closely together and are set back only a limited distance from the road. By contrast the dwellings on the eastern side tend to be of a lower density with more spacious front gardens; they are of modest scale and proportions and follow a building line which is set back from the road by 16-18m.
- 1.4 A variety of front boundary treatments exist in the streetscene but generally consist of mature planting, as current exists to the application site, or low brick walls with some CBF of around 1m in height.

2 Planning History

- 2.1 APP/11/00915
Construction of detached 5 bed house with associated parking, landscaping and bin and cycle stores – refused
- 2.2 APP/11/01507
Construction of detached 5 bed house with associated parking, landscaping and bin and cycle stores - Withdrawn
- 2.3 APP/12/00312
Construction of detached 5 bed house with associated parking, landscaping and bin and cycle stores - Permitted
- 2.4 APP/13/00992
Variation of Condition 10 of Planning Permission APP/12/00312 relating to amendments to approved design of new dwelling regarding design of bays and addition of dormers. - This is a current application in the process of determination, this application also seeks to address many of the outstanding planning conditions of the initial permission APP/12/00312

3 Proposal

- 3.1 This current application seeks to stop up the existing access serving the site and provide two new accesses and changes to boundary treatments incorporating a new 1.2m high wall with 1.4m high pillars and 1.2m high fence fronting Hulbert Road, (following Planning Permission APP/12/00312).

4 Policy Considerations

National Planning Policies

The National Planning Policy Framework, March 2012

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Core Strategies 2011 forming part of the HBLDF

Borough Design Guide, Supplementary Planning Document

5 Statutory and Non Statutory Consultations

Development Engineer

I have no adverse comment to this application subject to a condition that a gate can not be erected without planning permission.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at Minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 17

Number of site notices: 1

Statutory advert: N/A

Number of representations received: None

7 Planning Considerations

7.1 Having regard to the planning history of the site and relevant development plan policies, the main considerations in relation to the proposal are considered to be:

- (i) Principle of development;
- (ii) Effect on the character and appearance of the streetscene;
- (iii) Effect on neighbouring properties;
- (iv) Highways Implications.

- (i) Principle of Development

7.2 The site is located in the urban area where National and Local Planning Policies support residential development provided the quality and character of an area can be retained. It is considered that the application is acceptable in principle subject to the consideration of the development control criteria below.

(ii) Effect on the character and appearance of the streetscene

- 7.4 It is not considered that the provision of two accesses would be out of keeping with the nature of the streetscene. The loss of the mature hedge to the front of the dwelling is disappointing but as no trees within the hedge are worthy of TPO's and this hedge forms the front boundary of two residential units; it cannot be required to be retained. The occupiers of the existing dwelling could remove the trees/hedge immediately and the applicant has advised that he will be doing so as he does not agree with the Officer's comments regarding the quality of the hedge.
- 7.5 The proposed fence and wall are proposed at a height and design that is consistent with other boundary treatments within the locality. Brick samples have been submitted and they are considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.6 It is not considered that this scheme will be significantly detrimental to the amenities of the occupiers of any adjacent residential dwellings as the new accesses are set sufficient distance apart so as not to cause disruption and disturbance; furthermore, they are due to serve only one dwelling each, and this is a typical feature of the locality.

(iv) Highways Implications

- 7.11 The Development Engineer has not objected to the proposal and advised, that should the application be permitted, it should be conditioned that no gates are allowed to be installed over the new accesses.

8 Conclusion

- 8.1 In conclusion, the principle of providing additional vehicular accesses to the redeveloped site (as anticipated by APP/12/00312) is acceptable subject to planning conditions. Whilst the loss of the existing hedge to the road frontage is regrettable, in practice the Council cannot secure its retention, and the boundary treatments proposed in its place are appropriate to the street scene.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00887 subject to the following conditions: