

**Parish: LONG MELFORD****Location: 13 & 14 Woollards Gardens.****Proposal: Change of use of soft landscaping area in No's 13 & 14 Woollards Gardens to form parking area.****Applicant: Babergh District Council****Case Officer: Gareth Durrant****Date for Determination: 30/12/09**

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**This application is referred to the Development Committee as it involves development by the District Council. The planning application files are subject to review by the Monitoring Officer and an update will be provided at the meeting.**

### **THE SITE**

1. The application site forms part of the front gardens of No's 13 and 14 Woollards Gardens adjacent to the highway and is approximately 8.5 metres deep by approximately 13.5 metres wide (approximately 115 square metres). The site is presently bounded to the road frontage by a 1.2m (approx) high post and chain linked fence.

### **THE PROPOSAL**

2. The application proposes the provision of four off-road car parking spaces within the front garden areas of No's 13 and 14 Woollards Gardens. The provision of properly drained or permeable hardstandings within the curtilage of a dwelling is normally permitted development and does not require the benefit of planning permission if it is for the use by the occupiers of/visitors to the dwelling to which it relates. In this case, planning permission is required for the hardstandings because the spaces would also be for communal use by No's 11-14 Woollards Gardens.
3. The parking spaces are to be constructed of block pavements with 1-metre high fencing and gates to be provided on all boundaries, with the exception of the highway frontage boundary.
4. The works to provide this car parking area is part of a larger development in Woollards Gardens to provide other dwellings with off-road parking. Spaces are also to be provided for No's 7, 9, 10 and 15 Woollards Gardens, all of which are 'permitted development', not requiring the benefit of planning permission. The overall scheme is designed to alleviate problems caused by on-street parking in Woollards Gardens; only a handful of dwellings have formalised vehicular access and off-street parking facilities available.
5. The proposals have been amended since the application was received, in particular to increase the depth of the parking spaces to ensure there is sufficient space in front to turn into and off the highway. The amendments (and original plans) have been the subject of public consultation, the results of which are summarised below.

## RELEVANT HISTORY

6. None relevant.

## NATIONAL GUIDANCE

7. **PPS1** (Delivering Sustainable Development)
8. **PPG13** (Transport)

## PLANNING POLICIES

9. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

### East of England Plan - 2008

- **SS1** **Achieving Sustainable Development**
- **T14** **Parking**
- **ENV7** **Quality in the Built Environment**

### Babergh Local Plan (Alteration No.2) 2006

- **CN01** **Maintaining Local Distinctiveness**
- **TP15** **Parking Standards**

The relevant documents can be viewed via the internet. Please see Page 4 for details.

## CONSULTATIONS

10. PC – no comments received to the two rounds of public consultation.
11. LHA – not consulted. The development is of the scale and location (away from major roads) such that the highway authority role is delegated to the Local Planning Authority.

## REPRESENTATIONS

### Initial consultation

12. Three letters were received from local residents expressing concerns that the proposed parking bay would not solve the problems it was designed to solve unless it is set further back from the highway edge or the opposite side of the carriageway to the parking bays are restricted with double yellow lines.

### Re-consultation

13. No letters were received following the receipt of amended plans to illustrate the siting of the parking spaces deeper into the site with manoeuvring space afforded in front of the spaces.

## **PLANNING CONSIDERATIONS**

14. The proposed car parking spaces, in their amended form, would help to alleviate some of the existing identified transport and parking problems in Woollards Gardens and there are no highway safety or traffic convenience concerns arising from the development. The proposed parking spaces would not be significantly detrimental to the character and visual qualities of the streetscene and would not be detrimental to residential amenity. Furthermore, the number of spaces proposed for the dwellings does not exceed the maximum recommended by the adopted Suffolk Advisory Standards and complies with Development Plan policies T14 and TP15 and accords with guidance set out in PPG13.
15. Surface water drainage from the development is also a material consideration. Details of surface water drainage proposals have not been provided with the application, although the forms state that a sustainable drainage system will be used. Given the small scale nature of the proposals it is considered that the submission of the detail of the drainage strategy could be required by means of a planning condition (as opposed to before the application is determined). The condition would ensure the parking area is properly drained and prevent the flow of water onto the highway (which could cause ice hazards) and prevent a potential contribution to surface water flooding elsewhere.

## **REASONS FOR APPROVAL**

16. The proposal for the construction of a bay for the parking of four cars accords with Government Guidance set out in PPG13. The proposal also complies with the provisions of policies ENV7 and T14 of the East of England Plan (2008) and policies CN01 and TP15 of the Babergh Local Plan, Alteration No.2 (2006). The advice and policies seek to exercise control over parking provision and ensure that new development proposals maintain local distinctiveness and are not harmful to local character. In this case, the proposed car parking spaces accord with maximum parking standards set out in the adopted Suffolk Advisory Parking Standards SPG document. Furthermore, the proposals are acceptable with regard to the impact upon the visual qualities and character of the area, would not have a detrimental impact upon the occupiers of nearby dwellings and are acceptable with regard to highway safety and traffic convenience.

## **RECOMMENDATION**

Grant planning permission subject to conditions, including;

- Surface water drainage strategy (i.e. permeable surfacing or drainage to soakaways for example).
- Colour finish to blockwork surfacing.
- New fencing and gates not to exceed 1m in height and to be finished (and retained) in an agreed colour stain.