

DELEGATED DECISION REPORT

HPK/2023/0309
Valid 06/10/2023

8 FERNDALE ROAD
PEAK DALE

DROPPED KERB TO THE
FRONT OF THE PROPERTY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Highway Safety
- Design

DESCRIPTION OF SITE

8 Ferndale Road is an end terrace property located in Peak Dale. The dwelling occupies a corner plot on Ferndale Road and Ferndale Avenue. The front of the curtilage is enclosed by a low stone wall and fronts on the public grass verge.

PROPOSAL

Planning permission is sought to drop the kerb to the front of 8 Ferndale to provide access to a proposed driveway, to accommodate 2 off-street parking spaces.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2010/0188 - Two Storey Side Extension And Single Storey Rear Extension
REFUSAL

HPK/2010/0353 - Resubmission Of Hpk/2010/0188 For A Two Storey Extension And Single Storey Rear Extension. APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 17/11/2023
Neighbour consultation period ends: 30/10/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Objection -
Wormhill & Green Fairfield Parish Council do not support this application because the dropped kerb will be to a grass verge belonging to HPBC and parked vehicles here will obstruct vision for vehicles leaving Ferndale Road.

Environmental Health

N/A

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Peak Dale. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policy.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale

The proposal will remove a section of the existing stone wall to the front of the curtilage to create driveway access for 2 vehicles. A number of other properties along Ferndale Road have also removed their front walls to create vehicle access. As such it will not create harm to the street scene. As such there are no design concerns.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

The proposed development will not lead to any overlooking or privacy concerns with neighbour dwellings. As such there are no amenity concerns.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

An objection has been received regarding the proximity to the neighbouring junction with Ferndale Avenue. However, DCC Highways have no objection to the proposal. They acknowledge the proximity to the junction, but see this as countered by the size of the verge. The verge provides the required sight lines for those using the proposed driveway, and those emerging from the adjacent junction.

Furthermore there is currently no off-street parking provision at the application site. following a two storey extension (HPK/2010/0353) the dwelling is a 3 bedroom dwellinghouse. The proposal will allow for adequate off-street parking provision to be provided which will improve highway safety by reducing on street parking.

As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 28th November 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

