

DELEGATED DECISION REPORT

HPK/2023/0287

Valid 25/10/2023

2 MARSH LANE

NEW MILLS

DROPPED KERB

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Highway safety

DESCRIPTION OF SITE

2 Marsh Lane is a semi-detached dwellinghouse of natural stone and slate. A paved driveway has been created to the front of the dwellinghouse. A stone boundary wall runs along the side elevations of the existing driveway. the kerb is not presently dropped.

PROPOSAL

Planning permission is sought for the creation of a dropped kerb to finish the existing driveway. The dropped kerb will be 4M wide and provide access to a 3M by 5M parking space to accommodate off-street parking for one vehicle.

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/0003/9720 Removal Of Garden Wall To Provide Vehicular Access & Off Road Parking APPROVED 14/03/2001

CONSULTATIONS

Publicity

Site Notice expiry date: 07/12/2023
Neighbour consultation period ends: 28/11/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

New Mills – no objection

Environmental Health

N/A

Derbyshire County Council Highways

No objection if 4.8M by 2.4M parking spaces can be demonstrated

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as New Mills. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

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 proposed dropped kerb will facilitate a driveway to the front of no.2 Marsh Lane. The driveway is already in place and the front wall removed. These have been installed under permitted development rights. Planning permission is required for the dropped kerb due to the classified status of Marsh Lane.

A number of other driveways have been put in place along Marsh lane, with one example to the immediate north. Due to permitted development rights, this application deals solely with the proposed dropped kerb for which there are no design concerns.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed dropped kerb will not lead to any overlooking or privacy concerns. As such there are no amenity concerns. This report examines any safety concerns under the Highway Safety subheading.

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.

The dropped kerb will provide access to an existing driveway area. DCC Highways requested proof that the drive way can accommodate a 4.8M by 2.4M parking space. The applicant has provided plans demonstrating a parking space larger than the required size. This confirms that the driveway can safely accommodate a single vehicle, without it overhanging the public footpath and creating a safety concern. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed dropped kerb is considered to be acceptable in terms of design, amenity and highway safety. The application complies with the relevant policies from the HPBC Local Plan and NPPF. As such the proposal is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 2nd February 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council