

No.5	APPLICATION NO.	2019/1070/WL3
	LOCATION	Land Adjacent To 47-63 Sumner Avenue Haskayne Downholland Lancashire
	PROPOSAL	Change of use of grassed area and footway to provide new access road for nos 47-63 Sumner Avenue, Haskayne.
	APPLICANT	West Lancashire Borough Council
	WARD	Aughton And Downholland
	PARISH	Downholland
	TARGET DATE	30th December 2019

1.0 SUMMARY

- 1.1 The proposed development is for the change of use from grassland open space to new access road for no's. 47-63 Sumner Avenue. The proposal will allow vehicular access to nine residential properties. The application also includes the associated laying of tarmacadam and new kerbs.
- 1.2 It is considered that the proposal will not have any significant impact on the street scene or visual amenity of the area. The proposed development is therefore considered compliant with the NPPF and Policies SP1, GN1, GN3 and IF2 of the West Lancashire Local Plan 2012-2027 DPD.

2.0 RECOMMENDATION - APPROVE with conditions

3.0 SITE DESCRIPTION

- 3.1 The site comprises of a triangle shaped parcel of grassland open space that is located on the bend to the southern side of Sumner Avenue.

4.0 PROPOSAL

- 4.1 The application seeks planning permission for change of use from grassland open space to a new access road for no's. 47-63 Sumner Avenue.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 None.

6.0 OBSERVATION OF CONSULTEES

- 6.1 Council's Drainage Officer has no objection (09.12.2019 and 17.12.2019).
- 6.2 LCC Highways has no objection (29.11.2019).

7.0 OTHER REPRESENTATIONS

- 7.1 Downholland Parish Council has no objection (11.12.2019).
- 7.2 One neighbour representation (support) has been received on 25.11.2019.

8.0 RELEVANT PLANNING POLICIES

8.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 Development Plan Document provide the policy framework against which the development proposals will be assessed.

8.2 **National Planning Policy Framework (NPPF)**

Achieving well-designed places

8.3 **West Lancashire Local Plan (2012-2027) (DPD)**

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

IF2 - Enhancing Sustainable Transport Choice

Supplementary Planning Document (SPD)

Design Guide (January 2008)

9.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Assessment

9.1 The main considerations for this application are:

Impact on parking and highway safety

Loss of greenspace/visual amenity

Residential amenity

Drainage

Impact on parking and highway safety

9.2 Policy IF2 of the West Lancashire Local Plan (WLLP) provides detailed criteria relating to transport choices in development. It states that proposals for additional parking provision should consider local circumstances to justify a proposal, which include levels of local parking provision and any local parking congestion issues.

9.3 There is currently a shortfall in parking provision along Sumner Avenue, with many of the properties not having dedicated parking spaces. It was clear at the time of a site visit that there are problems associated with parking in the area. As a consequence there are significant levels of on-street parking including half-on, half-off verge parking. These sporadic arrangements can obscure visibility from existing driveways and inter-visibility between vehicles and pedestrians. Access to no's. 47-63 Sumner Avenue is informally taken over the grassland open space, which has resulted in some areas being cut-up which detracts from the visual amenity of the area.

9.4 I consider there is a clear need and justification to provide a new access road for no's.47-63 Sumner Avenue, the proposed development will allow residents the ability to park their vehicles within their curtilage, reducing the pressure for street parking. The proposal to create a new access road would improve parking provision for residents, and alleviate pressure on remaining landscaped areas. The Highway Authority have commented on the proposed development and raised no objections. LCC consider that the proposed development would have a negligible impact on highway safety and highway capacity within the immediate vicinity of the application site. I am satisfied that the proposal meets with the requirements of Policies GN3 and IF2 of the WLLP.

Loss of greenspace/Visual amenity

- 9.5 The proposed development would involve the removal of grassland open space which contributes to the overall quality of the appearance of the estate. I note that due to the significant parking pressures here that some parts of the grassland has already been informally used for access to residential properties, during wet weather this has resulted in some areas being cut-up which detracts from the visual amenity of the area. The creation of a new access road should reduce the necessity to drive over the remaining grassed area and will improve the visual appearance of this part of Sumner Avenue.

Residential amenity

- 9.6 I am satisfied that the proposed development will not result in any significant adverse impact on neighbouring land uses. Whilst the new highway will be in close proximity to the residential properties adjoining the site, the scheme brings positive benefits, improving residential amenity by facilitating in curtilage parking.

Drainage

- 9.7 Drainage information has been submitted with this application indicating that the new access road is intended to be adopted on completion under a Section 278/Section 38 agreement with Lancashire County Council and will include drainage gullies connected to the existing surface water system in line with LCC Highways specification. The Council's Drainage Officer has assessed the application and raised no objection, I consider that the proposed development complies with Policy GN3 of the WLLP.

10.0 CONCLUSION

- 10.1 Overall I consider that the benefits of creating a new access road outweigh the loss of grassland open space and therefore the process is compliant with the NPPF and Policies SP1, GN1, GN3, and IF2 of the West Lancashire Local Plan 2012-27 and is recommended for approval.

11.0 RECOMMENDATION

- 11.1 That planning permission be GRANTED subject to the following conditions:

Condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference: Proposed Access Road to no's 47-65
received by the Local Planning Authority on: 18th October 2019
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Note(s)

1. The applicant is advised that the new accesses, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal.

Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Lancashire Highways by e-mailing highways@lancashire.gov.uk.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:
SP1 - A Sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
IF2 - Enhancing Sustainable Transport Choice

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.