



**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (CORBY AREA)
22nd July 2021**

Application Number:	NC/21/00204/DPA		
Decision Due By:	21 June 2021 Agreed Extension of Time 19 July 2021		
Case Officer	Fernando Barber-Martinez Fernando.Martinez@northnorthants.gov.uk		
Proposal:	Construction of vehicular access to the property, dropped kerbs (5 units). As the construction is on a classified road we have to apply for planning permission for this access. The footpath will be replaced with a new layer of tarmac. The half of front hedges will be removed for driveway access. There is a tree at the front of our property on the public space. The minimum 1 metre distance will be left for the tree roots.		
Site Address:	124 Rockingham Road Corby Northamptonshire NN17 1AG		
Ward	Lloyds		
Agent:	No Agent	Applicant:	Mrs N Balica

Purpose of Report

This planning application is being reported to the Area Planning Committee in accordance with the Council's scheme of delegation as the applicant is a Council employee.

Recommendation

That planning permission be REFUSED.

1.0 Site surroundings

1.1.1 The site comprises a brick and tile semi-detached dwelling with front garden behind a hedge in a group of similar properties just past Rockingham Road shops. There is only pedestrian access into the property from Rockingham Road. On the opposite side of the road is the vehicle exit to The Raven Public House. Rockingham Road is a 'C' classified road.

1.2.1 The application site (No124) in common with other adjoining properties has no vehicular access off the highway but instead benefits from shared inline on road parking in purpose built unmarked bays.

2.0 Description of Proposal

2.1.1 The proposal is in description only - accompanied with a location plan with the property boundary edged red namely:

"The construction of vehicular access to the property, dropped kerbs (5 units). As the construction is on a classified road we have to apply for planning permission for this access. The footpath will be replaced with a new layer of tarmac. The half of front hedges will be removed for driveway access. There is a tree at the front of our property on the public space. The minimum 1 metre distance will be left for the tree roots."

3.0 Planning History

3.1.1 None recent or relevant.

4.0 Consultations/Representations

Internal

4.1.1 Environmental Health: No comment.

4.1.2. Highway Engineer: In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations:

- The information contained within the proposal is limited. Therefore, we would require the proposal to be shown on a scaled plan in line with attached LHA Standing Advice and NNC Adopted Parking Standards.
- It appears unlikely that the proposal will be able to meet the requirements however please note some of the more important issues:

The LHA have concerns with a vehicle emerging between cars parked in the existing bays as this would result in limited vehicular visibility.

While a H-Bar may be implemented in front of the proposed drive with the intention of prevent parking it is unlikely to entirely stop people parking there.

External

4.2.1 Case Officer visited the site on Thursday 8th June 2021. A site notice was posted on 8th June 2021.

4.2.1 Neighbours were consulted on 3rd June 2021, and to date one anonymous letter of representation has been received.

5. 0 Planning Policy

5.1 National Planning Policy Framework 2019 Chapter 12 Well Designed Places (in that poor design should be rejected).

5.2 North Northamptonshire Core Strategy adopted 2016 Policies 1 (sustainability) and 8 (place shaping principles- securing safe and pleasant streets).

Officer's Assessment:

Key Determining Issues:

- Principle of Development;
- Neighbouring Amenity;
- Highway Safety.

6.1 Principle of Development

6.1.1. Policy 8 of the Core Strategy provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour.

6.2 Amenity

6.2.1 The proposed frontage hedge removal would reduce marginally the visual character of that side of the road, but would not be an adverse change at this location. The ornamental tree found on the frontage may be impacted by the proposal through the introduction of a hard surfaced area impacting on the root system. The tree however is not protected by a Tree Preservation Order so its removal could take place should the owner decide to do so.

This accords with Policy 8 of the Core Strategy in respect of amenity.

6.3 Highway Safety

6.3.1 The proposed vehicle access onto Rockingham Road would involve in practice driving into the site or reversing, and vice versa when leaving the site. There are inline (with the road) parking bays at this location which means that visibility would be restricted most likely by other parked cars when attempting to manoeuvre. This is unsafe on this busy road and would be detrimental to highway safety at this location.

This aspect does not accord with Policy 8 of the Core Strategy.

7.0 Conclusion

7.1.1 The proposed new vehicular access would be unsafe, due to restricted exit visibility caused by the existing inline parking spaces. This would be contrary to Policy 8 of the Core Strategy which aims to secure safe and pleasant streets, and safe highways.

Recommendation: Planning permission be refused for the following reason:

1. The proposal would be contrary to Policy 8 of the North Northamptonshire Core Strategy in that safe access and egress to and from 124 Rockingham Road cannot be achieved due to the restricted visibility arising from the existence of parked inline vehicles on Rockingham Road itself which in turn would be unsafe and detrimental to highway safety at this location.

Schedule of Plans

Planning Application Form and Site Location Plan received 27.04.2021