Planning Committee: **Item Number: 8**

Application No:W13 / 0264

Registration Date:06/03/13
Town/Parish Council: Whitnash **Expiry Date:**01/05/13
Case Officer: Emma Spandley
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31 Heathcote Road, Whitnash, Leamington Spa, CV31 2NG
Alteration to grass verge to front of property by resurfacing in tarmac. FOR Mr ZBains

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This application is being presented to Committee due to an objection from the Town Council having been received.

RECOMMENDATION
Planning Committee are recommended to grant planning permission subject to the conditions below.

DETAILS OF THE DEVELOPMENT
The application proposes to remove a small section of grass verge immediately adjacent to the site boundary.

THE SITE AND ITS LOCATION
The application property is a semi detached dwelling located on the south side of Heathcote Road. The property benefits from hard standing to the front garden area which is used for vehicle parking. The existing garden wall has been partially demolished.

PLANNING HISTORY
W/12/1549 - Widening of the driveway and removal of part of the grass verge; withdrawn

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Whitnash Town Council - Objection raised with regards to the loss of the green verges.

Highways - No objection subject to a condition ensuring a bollard is in place.

ASSESSMENT

The main considerations in the assessment of this application are the impact that the proposed part removal of a grass verge has on the street scene and the impact on highway safety.

The impact on the street scene

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

A previous application W/12/1549 was withdrawn earlier in the year. This application proposed to remove the majority of the grass verge to the front of the property, some 3.6 metres of the verge adjacent to the property boundary and a smaller triangle piece adjacent to the highway. Whitnash Town Council objected along with the WCC highways team due to the loss of verge and highway safety grounds. WCC highways team suggested a solution which would retain the majority of the verge whilst still allowing the applicant to park the vehicles within the site without damaging the grass verges. This compromise solution is the subject of this application.

The existing opening for the application property is 3.4 metres wide. This application proposes to remove a small triangle piece of verge, 0.4m2, 30 centimetres wide at its widest point immediately adjacent to the site boundary. The verge adjacent to the road will not be removed.

During the course of the application it became apparent that No.33 Heathcote Road had, in consultation with the WCC highways team, carried out similar works.

Whilst the Town Council's objection is noted the proposal now relates to a very small area of verge, which if not removed would be churned up and destroyed by vehicles, when entering and existing the site. The compromise solution would include the erection of a bollard on part of the grass verge to prohibit any vehicles from overrunning the verge margins.

It is considered that the amended scheme still maintains a substantial amount of grass verge and would not detract from the garden city principles, which forms the basis of the Town Council's objection; retaining the green character of the neighbourhood and high quality setting for the area.

The impact on highway safety

Policy DP6 of the Warwick District Local Plan 1996 - 2011 states development will only be permitted which does not cause harm to highway safety. The Highway Authority states that the widening of the area enables the applicant to park their vehicles off road safely will improve accessibility and in turn improve highway safety as these cars could in theory be parked on the road as it is unrestricted.

SUMMARY/CONCLUSION

The principles of the Garden Cities are to blend the best of town and country life, with tree lined avenues for healthy pedestrian routes. The verges located within Heathcote Road help contribute to the attractive green character of the area which create a strong positive impression to visitors as well as the local people. The removal of part of the verge is considered a small amount when viewed in relation to the amount of verge which will be maintained. It is considered that the removal of part of the verge will not have a detrimental impact on the surrounding area or be incompatible with the Garden City principles and therefore is in compliance with the aforementioned policies.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing submitted 4th March 2013 and specification contained therein **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 Within 3 months of the granting of consent, the existing vehicular access to the site shall be widened as indicated by the dimensions on the plan submitted to the Local Planning Authority dated 4th March 2013 and constructed, together with the installation of wooden bollards to prevent the overrunning of the verge margins, in accordance with the standard specification of the Highway Authority. **Reason: i**n the interests of highway safety in accordance with Poliy DP6 of the Warwick District Local Plan 1996-2011.

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