

Planning Committee: 04 February 2014

Item Number: 10

Application No: W 13 / 1744

Town/Parish Council: Rowington
Case Officer: Penny Butler

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Registration Date: 13/12/13

Expiry Date: 07/02/14

The Willows, The Cumsey, Pinley Green, Warwick, CV35 8LU

Widening of existing access, and replacement and relocation of existing entrance gates. FOR Mr L Dalton

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

RECOMMENDATION

Planning Committee are recommended to GRANT permission, subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

The proposal is for the widening of the existing access from 5m to 6.5m wide, and for the replacement and relocation of the existing entrance gates. A section of roadside hedge 2m wide would be removed to accommodate the new access. The existing 2m high timber gates would be replaced with 2.5m high timber gates with a curved top, with brick gates piers with stone caps each side. 2m wide brick side walls would be attached to each pier, with brick on edge copings and tile creasing, to a height of 2m high. The position of the gates would be altered slightly to take account of the widened access.

THE SITE AND ITS LOCATION

The application site consists of a residential property set a short distance off The Cumsey, a country road leading towards Pinley Green which is a small cluster of dwellings in the Green Belt. The house does not have dwellings each side as there is an agricultural field to the western side and a group of trees and access leading to a house set well back on the eastern side. The existing access and entrance gates are set at an acute angle to the road, lying between two trees and with tall hedges both sides.

PLANNING HISTORY

A rear orangery extension was granted permission in 2011 (W/11/0915). A detached car port with home office above was granted permission in 2010 (W/10/0562).

RELEVANT POLICIES

- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: Raise the following objections:

- Brick walls are unnecessarily high and as such, impact visually upon the openness of the green belt and are not in keeping with the rural setting. The combination of the solid gates and the high brick walls are considered to be visually detrimental in this location. The size and length of the brick walls are considered excessive.
- Concerns were raised regarding the angle of the driveway and position of the entrance gates with regard to highway safety and visibility, particularly when exiting the site on to the C25.

WCC Ecology: Recommend bird and badger notes.

WCC Highways: Raise no objection subject to conditions. The Cumsey is subject to a 50mph speed limit, where visibility splays of 2.4m x 160m are required in both directions. Visibility splays with a setback of 2.4m cannot reach more than 30m in both directions however, the Highway Authority have which considered accident statistics which show that in the last 3 years there have been no accidents in connection with the access.

ASSESSMENT

Impact on highway safety

The Highway Authority have carefully considered the proposed access as it does not achieve the required standard visibility splays, but raise no objection to the proposed alterations given that there is no history of accidents in connection with the current use of the access, which provides less visibility. Subject to the recommended conditions, they are satisfied that the proposals would cause no further harm to highway safety. As the statutory consultee is satisfied with the proposals in terms of highway safety, there are no grounds to refuse planning permission on this basis. The proposal is therefore considered to comply with Policy DP6 which requires development to provide safe means of access.

Impact on visual amenity

The existing gates at the property are a similar height to those proposed, and the side walls will be mainly hidden behind the retained hedges on each side of the access. The proposed gates would be very similar in style and appearance to several other examples fronting the same road. It is therefore considered that

the proposed gates, pillars and side walls will not appear out of character with the street scene, or have an adverse impact on the existing character of this rural area.

The hedges on each side of the access are over 2m in height, such that the proposed gates will not introduce a taller form of boundary treatment than already exists on this frontage. The proposals will also provide an improved design for the gates.

In such circumstances, it is considered that there is no justification to refuse planning permission on the grounds of visual harm, since the gates will not appear inappropriate or out of character with surrounding development in the area. The proposal is therefore considered to comply with Policy DP1 which requires proposals to positively contribute to the character and quality of its environment through good layout and design.

Health and Well-being

N/A

Other matters

There would be no significant impact on ecological matters, and no harm to neighbouring amenity.

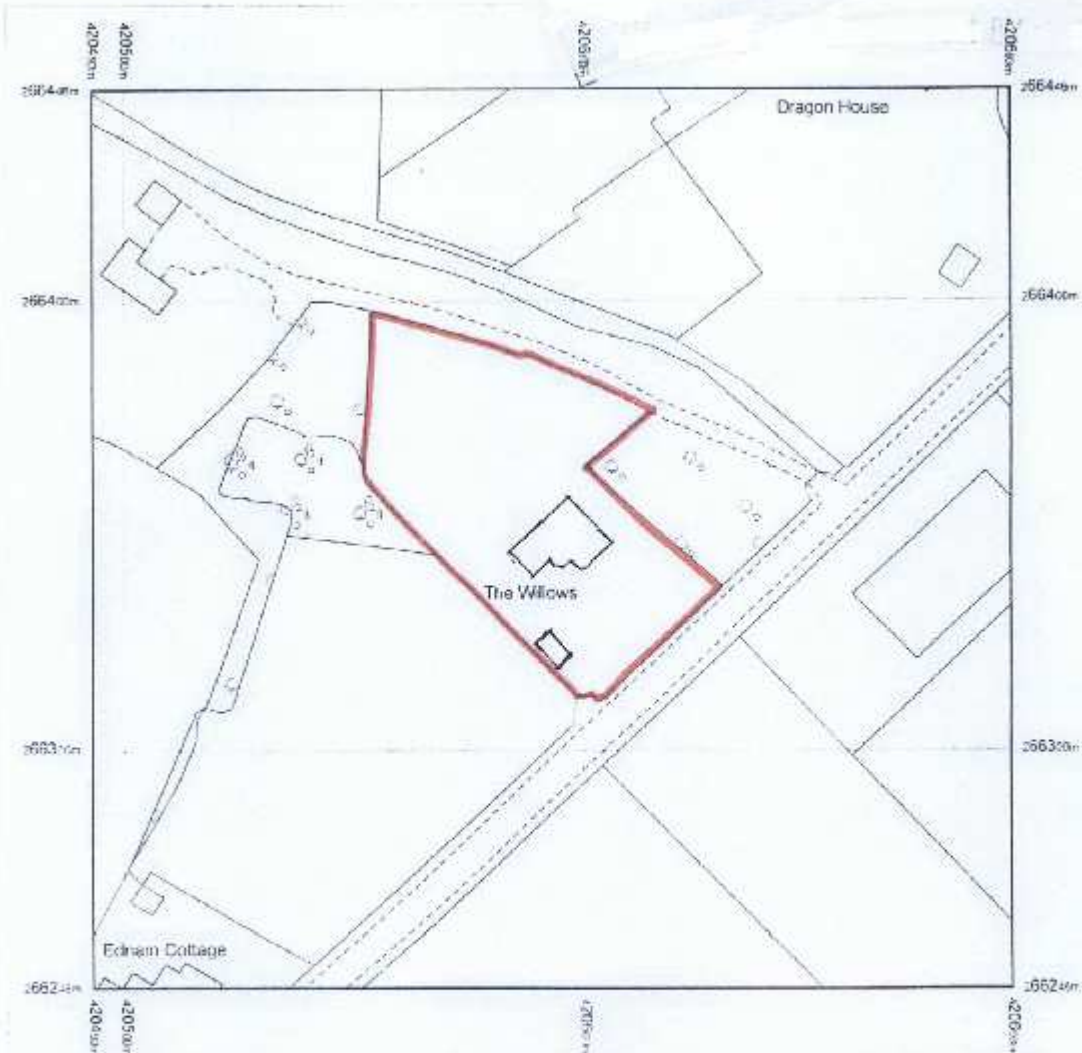
SUMMARY/CONCLUSION

The proposal would not harm highway safety or the visual amenity of the surrounding area, and would comply with the policies listed.

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(s) (13-07/PA/02), and specification contained therein, submitted on 13 December 2013. **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 The existing access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound material for a distance of 7.5 metres as measured from the near edge of the public highway carriageway. **REASON:** In the interests of highway safety, in accordance with Warwick District Local Plan Policy DP6.

- 4 The access to the site shall not be widened in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway. **REASON:** In the interests of highway safety, in accordance with Warwick District Local Plan Policy DP6.
 - 5 Gates erected at the entrance to the site for vehicles shall not be hung so as to open to within 7.5 metres of the near edge of the public highway carriageway. **REASON:** In the interests of highway safety, in accordance with Warwick District Local Plan Policy DP6.
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