

Southern Planning Committee

Updates

Date: Wednesday, 26th October, 2011
Time: 2.00 pm
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

Updates (Pages 1 - 2)

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SOUTHERN PLANNING COMMITTEE UPDATES

26 October 2011

APPLICATION NO: 11/1550N

PROPOSAL: Remodeling of front of property to restore the nature of original single property and verandah on back of property.

ADDRESS: 37 Crewe Road, Haslington

REPRESENTATIONS

1 Letter of objection received from the occupier of no. 33 Crewe Road, Haslington raising the following issues:

Front Wall

- We were informed that planning permission would be required for the proposed development. Furthermore, we were informed that the Highways Authority would object due to reduced visibility;
- Our view of pedestrians will be totally obscured when exiting our property due to the height of the wall/pillars and the railings will not impinge on our view even more. The development raises significant highway safety concerns;
- In your report you state that there is a precedent set by a property 100 yards away, there are no other pillars or walls as high as the ones adjacent to our property, we would be happy with the wall and pillar height if we were no.39 Crewe Road which is significantly less than the wall and pillar adjacent to us.
- For clarification we have no objection to the wall being built however we do object to the wall and pillar height adjacent to our property as it is abnormally tall.(2.2m) Mr Campbell wants to maintain a consistent wall height when looking from his house, but we live on a road which is not a consistent height, the previous wall took account for this with a drop in it, which is the logical solution this would mediate the problem to meet the highways agency regulations which are there for the safety of pedestrians.

Rear Veranda.

- What will happen if the Wicker screen requires replacement in a few years time, this will allow views into our property which will have a detrimental impact on our residential amenity. Furthermore, due to the height of the proposed veranda will allow direct overlooking of our private rear garden and this will be made worse if the boundary vegetation is removed.

OFFICER COMMENTS:

- It is noted that there were similar types of boundary treatment further along Crewe Road and as such the proposal will not appear incongruous or have a significant detrimental impact on the character and appearance of the streetscene;

- It is considered that any potential loss of amenity can be mitigated by the imposition of appropriate conditions, which detailed in the report;
- Whilst the concerns of the objector are noted it is considered that the presence of the existing dropped kerb will alert pedestrians to the existence of the driveway. Furthermore, pedestrians would be able to hear a car engine and they would exercise appropriate caution when passing. Similarly, drivers manoeuvring out of the driveway will generally be familiar with the arrangement, even in reverse gear, can also be reasonably expected to exercise due caution, by edging out slowly and looking both ways for other road users as necessary. It is not considered that the proposal does not present a safety hazard to passing pedestrians or vehicles and would not conflict with Policy BE.3 (Access and Parking) of the Local Plan. Furthermore, colleagues in Highways have been consulted and raised no objection to the proposal.

RECOMMENDATION: The recommendation for approval subject to conditions remains.