

**4/01602/13/FHA - ALTERATIONS TO EXISTING PARKING SPACE AND STEPS TO FRONT GARDEN TO ACCOMMODATE NEW RETAINING WALL.
54 PARKFIELD, MARKYATE, ST. ALBANS, AL3 8RD.
APPLICANT: PROPERTY AND PLACE DEPARTMENT.**

[Case Officer - Yvonne Edwards]

[Grid Ref - TL 05701 16286]

Summary

The application is recommended for approval.

Site Description

No.54 is a semi-detached Council property located in a cul-de-sac. The front garden slopes in a series of paved terraces down to the front elevation. An unsympathetic parking bay has been built up occupying over half of the original garden and which is substandard in depth, being 4.2m long. An uneven series of steps has been built to allow access to the front door.

Proposal

It is proposed to reconfigure the parking bay to increase its length to 4.8m and to reduce the width to 3m. The terraced area would be restored to lawn and a new set of ambulant steps would be created on the boundary adjacent to the new bay. A retaining wall is proposed to the new bay and an element of the restored lawn.

Referral to Committee

The application is referred to the Development Control Committee as this is a Council property.

Planning History

None.

Policies

National Policy Guidance

National Planning Policy Framework (March 2012) (NPPF)
Circular 11/95

Adopted Core Strategy

Policies CS4, CS12 and CS31

Saved Local Plan Policies and Appendices

Policy 58
Appendices 5 and 7

Supplementary Planning Guidance and Documents

Water Conservation & Sustainable Drainage

Representations

Markyate Parish Council

No objection.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None.

Considerations

Policy and Principle

The proposed works are acceptable in principle as they would improve the appearance of the dwelling in the street scene and would allow safer access to the front door.

Effects on appearance of building

The reduction of the width of the parking bay is welcomed although it is acknowledged that the proposals would continue to detract from the appearance of the dwelling, both on the site and in the street scene. However, the new retaining wall, parking bay and steps will be conditioned to match the existing in materials and this and the restoration of the lawn would all improve the appearance over the existing situation.

Impact on Neighbours

The proposals would reduce the over-bearing nature of the existing parking platform somewhat for the neighbour at No.52.

Sustainability

The parking bay would drain sustainably.

Other Material Planning Considerations

The steps would be much safer for the residents and would allow easier wheeling of bins to the pavement for collection.

RECOMMENDATION – That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

RECOMMENDATION -

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

Site location plan

13111/01

13111/02

13111/03

13111/04

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 **The materials to be used in the construction of the external surfaces of the works hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development in accordance with the aims of the NPPF.

Article 31 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.