

Parkdale Crescent, Worcester Park, Surrey

Installation of gates to the entrances of the rear access service lane to the residences 2-50 (even numbers only) (Retrospective)

Ward:	Cuddington Ward
Contact Officer:	Ginny Johnson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link:<http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PQQ473GYMS100>

2 Summary

- 2.1 The proposal is retrospective. Two sets of gates have been installed at two entrance points of an access lane, off Parkdale Crescent. The gates comprise good design and are not considered to adversely impact the street scene or neighbouring amenity.
- 2.2 The application is brought to Planning Committee as it has been submitted by a Councillor. The Councillor has acted on behalf of the residents at Parkdale Crescent, in his capacity as the Cuddington Residents' Association Neighbourhood Watch co-ordinator.
- 2.3 The proposal is recommended for approval.

3 Site description

- 3.1 The Application Site ('Site') comprises a rear access lane, located off Parkdale Crescent. It measures approximately 3.1 metres in width and serves the even numbers of 2 - 50 Parkdale Crescent only. It has two entrance points, located between 2 and 4 Parkdale Crescent and between 48 and 50 Parkdale Crescent.
- 3.2 There are no Listed Buildings within the vicinity of the Site and it is not located within a Conservation Area. The Site is within Flood Zone 1 (low probability of flooding).

4 Proposal

- 4.1 This application is retrospective. Two sets of gates have been installed, between 2 and 4 Parkdale Crescent and between 48 and 50 Parkdale Crescent.
- 4.2 The gates positioned between 2 and 4 Parkdale Crescent measure 1.5 metres in height and 2.8 metres in width. These are sited 3.88 metres from the access lane entrance, off Parkdale Crescent.
- 4.3 The gates positioned between 48 and 50 Parkdale Crescent measure 1.5 metres in height and 3 metres in width. These are sited 4.38 metres from the access lane entrance, off Parkdale Crescent.
- 4.4 The two sets of gates comprise green powder coated steel.
- 4.5 The gates prevent pedestrian or vehicular access to the access track, which leads to the rear of the residential properties.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 81 neighbouring properties. 1 letter of support has been received. This sets out that the gates protect the access lane from fly tipping.

6 Consultations

- 6.1 Surrey County Council (Highways): the Application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements

7 Relevant planning history

- 7.1 There is no recent or relevant planning history relating to the Site.

8 Planning Policy

National Policy Planning Framework (NPPF) 2019

Chapter 12 Achieving well-designed places

Development Management Policies Document 2015

Policy DM9 Townscape Character and Local Distinctiveness
Policy DM10 Design Requirements for New Developments (including House Extensions)

9 Planning considerations

Impact on Visual Amenity

- 9.1 Policy DM9 sets out that planning permission will be granted for proposals, which make a positive contribution to the Borough' visual character and appearance. In assessing this, the Council will consider (inter alia) compatibility with local character and the relationship to the existing townscape and the setting of a proposal Site and its connection to its surroundings.
- 9.2 Policy DM10 sets out that development proposals will be required to incorporate principles of good design. Development proposals should have regard to the amenities of neighbours.
- 9.3 Chapter 12 of the NPPF relates to the achievement of well-deigned places. Paragraph 127 of the NPPF sets out that planning decisions should ensure that developments (inter alia) function well and add to the overall quality of the area, are visually attractive as a result of good architecture and are sympathetic to local character, including the surrounding built environment and landscape setting
- 9.4 The gates located between 2 and 4 Parkdale Crescent measure 1.5 metres in height and 2.8 metres in width. These are sited 3.88 metres from the access lane entrance, off Parkdale Crescent. The gates located between 48 and 50 Parkdale Crescent measure 1.5 metres in height and 3 metres in width. These are sited 4.38 metres from the access lane entrance, off Parkdale Crescent. The two sets of gates comprise green powder coated steel.
- 9.5 Both sets of gates are considered appropriate in height and are adequately positioned away from the road, ensuring they are not visually overbearing within the street scene. The gates provide a permeable boundary treatment, ensuring that a degree of connection remains between the access lane and the surrounding residential properties on Parkdale Crescent.
- 9.6 The proposed gates are not considered to adversely impact the street scene and are considered to comply with Policies DM9 and DM10 of the Development Management Policies Document (2015).

Impact on Neighbouring Amenity

- 9.1 Policy DM9 sets out that planning permission will be granted for proposals, which make a positive contribution to the Borough' visual character and appearance. In assessing this, the Council will consider (inter alia) compatibility with local character and the relationship to the existing townscape and the setting of a proposal Site and its connection to its surroundings.

- 9.2 Policy DM10 sets out that development proposals will be required to incorporate principles of good design, which includes details and key features, such as roof forms. Development proposals should have regard to the amenities of occupants and neighbours.
- 9.3 Both sets of gates measure 1.5 metres in height and are positioned within the access lane, abutting Nos. 2, 4, 48 and 50 Parkdale Crescent. In assessing the impact of the gates on neighbouring amenity, the following is noted:
- 2 Parkdale Crescent benefits from a rear fence, measuring 1.8 metres in height;
 - 4 Parkdale Crescent benefits from a side wall, measuring 2 metres in height;
 - 48 Parkdale Crescent benefits from a side fence, measuring 1.6 metres in height; and
 - 50 Parkdale Crescent benefits from a rear wall measuring 1.8 metres in height.
- 9.4 In line with the above, the gates will not be overly visible from the above properties, given that these are lower in height than the surrounding boundary treatments. There are no other residential properties that are considered to be adversely impacted by the gates.
- 9.5 The proposed gates are not considered to adversely impact neighbouring amenity and the proposal is considered to comply with Policies DM9 and DM10 of the Development Management Policies Document (2015).

Access

- 9.6 The access road is private and is in the titles of the adjoining properties, as confirmed by Surrey County Council (Highways). It is accessed and maintained solely by the landowners.

Community Infrastructure Levy

- 9.7 Not applicable.

10 Conclusion

- 10.1 The proposal is retrospective. Two sets of gates have been installed at the entrance points of an access lane, located off Parkdale Crescent. The gates comprise good design and are not considered to adversely impact the street scene or neighbouring amenity.
- 10.2 The proposal is recommended for approval.

11 Recommendation

- 11.1 Approve. No conditions required as this is a retrospective application.

Informatives:

(1) The retrospective Planning Application is considered to accord with relevant Local and National Planning Policies, including DM9 and DM10 of the Development Management Policies Document (2015).

(2) The following drawings were considered as part of this Application:

Site Location Plan – received 30.04.2019

PC001A1 – Existing: Parkdale Crescent Service Road: Adjacent to 2 & 4 Parkdale Crescent – received 14.06.2019

Existing: Parkdale Crescent Access Road – received 14.06.2019

PC001A2 – Proposed: Parkdale Crescent Service Road: Security Gates To Be Sited Adjacent To 2 & 4 Parkdale Crescent - received 14.06.2019

Proposed: Parkdale Crescent Security Gates To Be Sited Adjacent To 2 & 4 Parkdale Crescent - received 14.06.2019

PC001A3 – Existing: Parkdale Crescent Service Road: Adjacent To 48 & 50 Parkdale Crescent – received 14.06.2019

Existing: Parkdale Crescent Access Road – received 14.06.2019

PC001A4 – Proposed: Parkdale Crescent Security Gates To Be Sited Adjacent To 48 & 50 Parkdale Crescent – received 14.06.2019

Proposed: Parkdale Crescent Security Gates To Be Sited Adjacent To 48 & 50 Parkdale Crescent – received 14.06.2019

Access Gates Parkdale Crescent Specification - received 14.06.2019

Dimensioned Gates - received 14.06.2019

05 – Site Plan Indicating Proposed Gate Positions – received 30.04.2019

06 – Dimensioned Gates Elevation – received 30.04.2019

07 – Gate Elevation with Technical Detail & RAL Colour – received 30.04.2019

(3) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has

Planning Committee
05 September 2019

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been given every opportunity to submit an application which is likely to be considered favourably.