

<b>APPLICATION NO</b>	<b>PA/2008/1465</b>
<b>APPLICANT</b>	Mr I Fisher
<b>DEVELOPMENT</b>	Planning permission to erect an extension to an existing garage and construct a new access off Northfield Road, including blocking up the existing access
<b>LOCATION</b>	44 Northfield Road, Messingham
<b>PARISH</b>	<b>MESSINGHAM</b>
<b>WARD</b>	Ridge
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Messingham Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS1 (General Requirements) states that the proposed development should not result in unacceptable loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust or other nuisance.</p> <p>Policy T2 (Access to Development) states that all development must be provided with a satisfactory access and should be served adequately by the existing highway network.</p> <p>Policies T1 (Location of Development) and DS5 (Residential Extensions) also apply.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> Advise conditions.
<b>PARISH COUNCIL</b>	<p>Object on the following grounds:</p> <ul style="list-style-type: none"> <li>• The siting of the proposed vehicle access will impact on pedestrian and vehicle safety where visibility is poor along this part of Northfield Road.</li> <li>• Insufficient information has been provided relating to the purpose of the proposed vehicle access.</li> </ul>

## **PUBLICITY**

Neighbouring properties have been notified and one letter of comment has been received. This letter raised no material planning issues.

## **ASSESSMENT**

The application site is a large detached dwelling which is sited within a large plot and set back approximately 46 metres from the Northfield Road frontage. There is an existing vehicle access to the front of the property sited on the boundary with 46 Northfield Road and an access to the rear off Middleton Close which serves a detached triple garage.

**The main issues in determining this planning application are:**

- **whether the siting of the proposed access impacts on pedestrian and highway safety, given that visibility is considered poor in this location; and**
- **whether any justification has been provided relating to the purpose of the proposed vehicle access.**

It should be noted that the proposed vehicle access is to replace the existing vehicle access to the front of the site, which will be blocked up. Additionally the new vehicle access will be sited approximately 15 metres further north in the site, where it will be less obstructed by 46 Northfield Road which is built up to the roadside. This will improve the visibility splay for any vehicles accessing the site. The council's Highway Control team has raised no objections to the replacement vehicle access and a condition will be imposed that requires no significant planting or boundary treatment to be installed along the site frontage to maintain the visibility splays along Northfield Road. It is considered that the re-siting of the vehicle access will improve visibility, thereby reducing the potential for highway and pedestrian users to be impacted upon.

## **RECOMMENDATION**

**Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

Any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

3.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

Nothing shall at any time, whether permitted by the Town and Country Planning (General Permitted Development) Order or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 0.5 metre from the highway boundary across the site frontage.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

The proposed new vehicle parking and turning facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1465

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**Highways and Planning Service**

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