



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11th July 2024



S24/0674

Proposal	Extend dropped kerb access and driveway to allow parking of mobility vehicles for disabled occupants
Location	20 Cecil Close, Bourne, Lincolnshire, PE10 9QP
Applicant	Miss Jo Short
Reason for Referral to Committee	The application has been submitted by an Officer on behalf of South Kesteven District Council
Key Issues	Impact on the character and appearance of the area Impact on neighbouring amenities

Report Author

Julie Carroll, Assistant Planning Officer



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Bourne Austerby

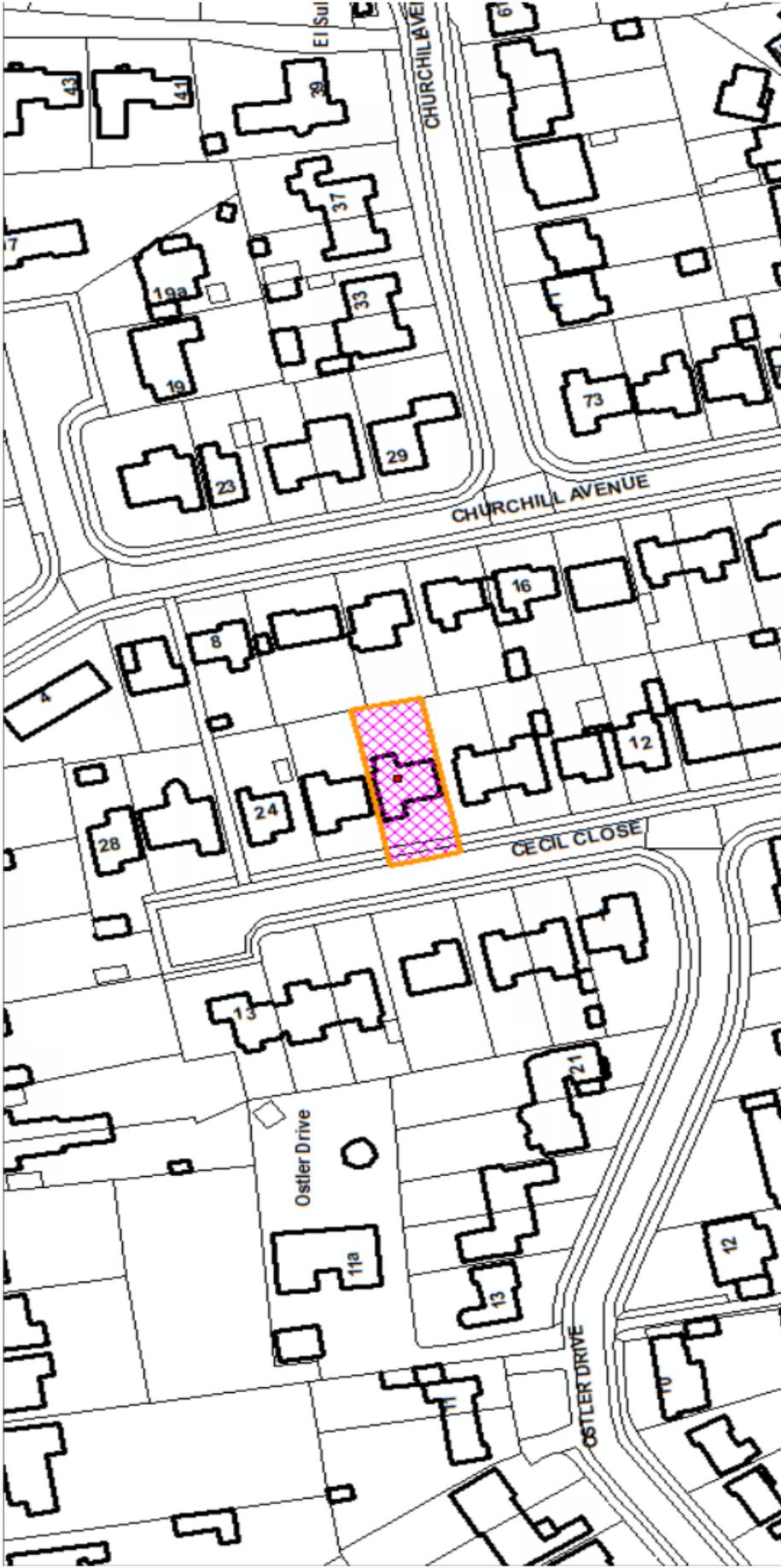
Reviewed by:

Adam Murray – Principal Development Management Planner

2 July 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



Key



Application
Boundary



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1 Description of Site

- 1.1 The site is situated in a cul-de-sac and surrounded by similar house types. The property is a detached bungalow with a gable on the front elevation. To the side is a concrete driveway with access for one vehicle. The existing dropped kerbing serves 20 and 22 Cecil Close. The boundary treatment is dwarf walling to the front.

2 Description of proposal

- 2.1 The application seeks planning permission to extend the existing dropped kerb access to the property to allow for additional access to parking for mobility vehicles.

3 Relevant History

- 3.1 No relevant planning history

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036**
Policy DE1 - Promoting Good Quality Design
Policy SD1 – The Principles of Sustainable Development in South Kesteven
- 4.2 **National Planning Policy Framework (NPPF)**
Section 12 - Achieving well-designed places
Section 9 - Promoting sustainable transport

5 Representations Received

- 5.1 **Lincolnshire County Council Highways**
5.1.1 No Objections

6 Representations as a Result of Publicity

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 Evaluation

- 7.1 The proposal relates to the extension of the dropped kerb access and driveway to allow parking of mobility vehicles for disabled occupants. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (Principles of Sustainable Development in South Kesteven) of the adopted Local Plan subject to assessment against site specific criteria. These include the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

7.1 **Impact on the character and appearance of the area**

- 7.1.1 The extension of kerb dropping is a very minor development that would have minimal impact on the visual character of the area. It is noted that if the kerb was being dropped to facilitate any other development permitted by the General Permitted Development Order 2015 (as amended), it would not require planning permission as Cecil Close is not a classified road.
- 7.1.2 The proposal would be in keeping with the host dwelling, streetscene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.2 **Impact on the neighbours' residential amenities**

- 7.2.1 Dropping the kerb is a very minor development that would not unacceptably impact neighbours' residential amenities through overlooking, overshadowing or loss of privacy.
- 7.2.2 Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.3 **Highways Impact**

- 7.3.1 Paragraph 115 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.3.2 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

8 Crime and Disorder

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion

- 13.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12) and Policy DE1 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

Recommendation

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Time Limit for Commencement

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Site Location Plan - received 19 April 2024

Proposed Layout Plan - received 19 April 2024

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Occupied

Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

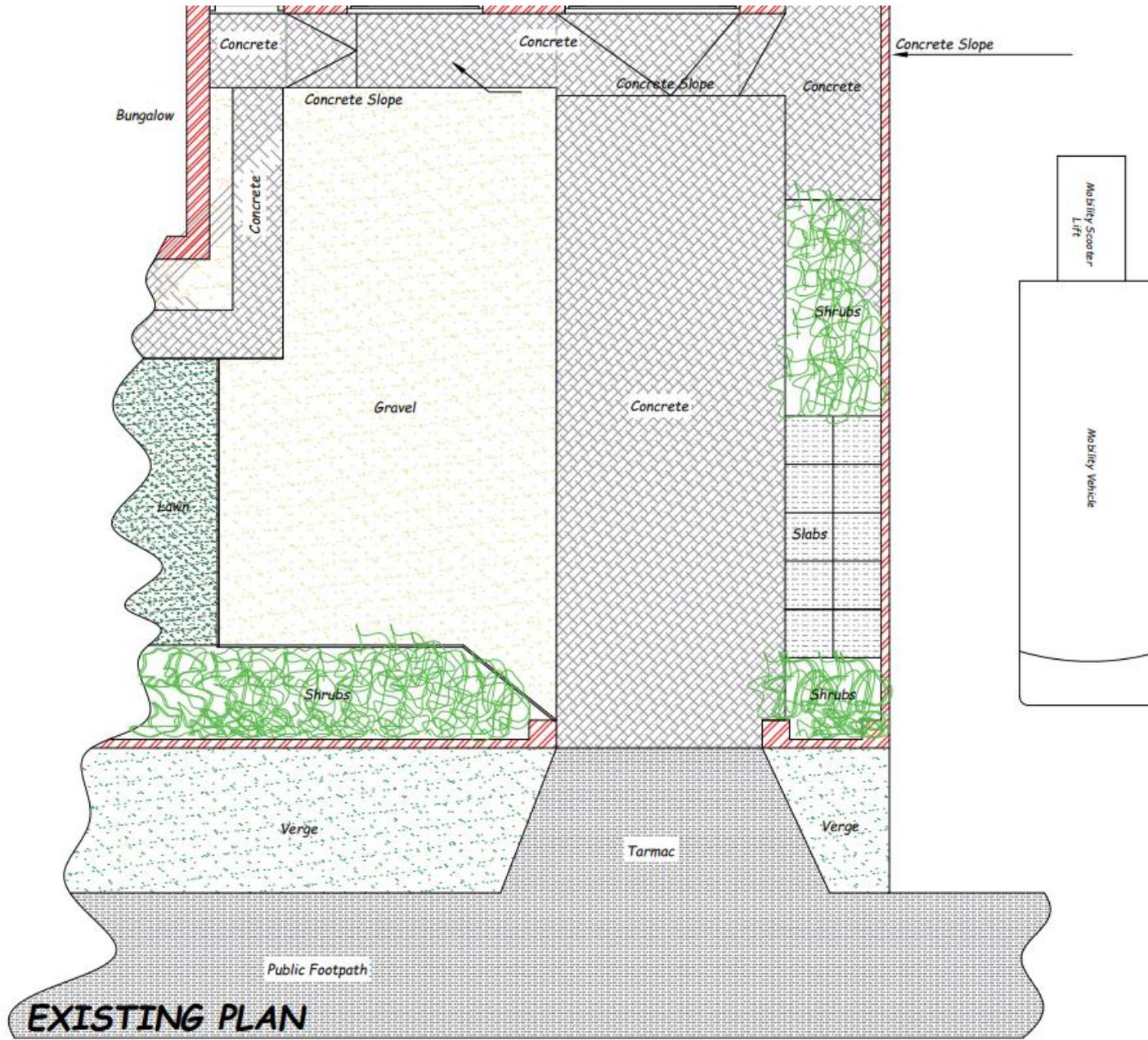
Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 Highway Informative 03
The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Site Location Plan





**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

PRIVATE SECTOR HOUSING
SOUTH KESTEVEN DISTRICT COUNCIL
COUNCIL OFFICES, THE PICTURE HOUSE
ST. CATHERINES ROAD, GRANTHAM
LINCOLNSHIRE NG31 6TT
TEL: 9014760 40 60 80.

Job:

20 CECIL CLOSE BOURNE PE10 9QP

Proposed:

**EXISTING PLAN FOR ENLARGED ACCESS
& EXTENDED HARD STANDING WITH
ASSOCIATED WORKS**

Date: **October 2023**

Scale: **1:50**

Drawn by: **cds**

Revision:

DWG No. **DFG/20CecilClose/01**

