

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Mr. S. Dudley 'A'	Proposed new dropped kerb, access and carparking space - 36 Rockhill, Bromsgrove, B61 7LP (as amended by plans received on 21.02.2012)	Residential	12/0111-HR 29.03.2012

RECOMMENDATION: that permission be **GRANTED**.

Consultations

WH Consulted: 08.03.2012. Response received 12.03.2012.
No objection subject to conditions listed below.

Publicity 1 Neighbour notification letter posted 24.02.2012; expires 16.03.2012
5 Neighbour notification letters posted 27.02.2012; expires 19.03.2012
3 Neighbour notification letters posted 28.02.2012; expires 20.03.2012
Site Notice posted 01.03.2012; expires 22.03.2012

No letters of objection received.

The site and its surroundings

The application site relates to a semi detached dwelling located on Rock Hill, Bromsgrove, which is situated within the Residential Area as defined in the Bromsgrove District Local Plan 2004. The surrounding area is predominantly characterised by residential dwellings.

Proposal

It is proposed to lower a 4.6 metre wide section of the kerb to the front of the property and create a driveway with tarmac and stone chippings with a new turning area and a car parking space within the site boundary.

Part 2 Minor Operations, Class B of the GPDO states '*The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).*'

Rock Hill is a classified road and thus planning permission is required for the construction or alteration of a means of access.

Relevant Policies

WMSS QE3
WCSP T.1
BDLP TR11
DCS2 CP18
Others PPG13, PPS1

Relevant Planning History

None

Assessment

The main consideration in this application is whether the proposal will maintain a safe means of access and egress to the site for the interests of highway safety. The main issue to consider with this proposal is the potential affect on highway safety. Policy TR11 of the BDLP requires that 'all development incorporates safe means of access and egress appropriate to the nature of the local highway network and includes sufficient off-street parking.'

Thus, it is considered the proposal will maintain a safe means of access and egress to the site for the interests of highway safety and would be in accordance with Policy TR11 of the BDLP. As such permission should be granted.

RECOMMENDATION: that permission be **GRANTED** stc:

1. C001A (In accordance with approved plans)
2. HC8 (Vehicle access construction)
3. HC14 (Driveway Gradient)

Notes

This decision has been taken having regard to the policies within the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan 2004 (BDLP) and other material considerations as summarised below:

WMSS	QE3
WCSP	T.1
BDLP	TR11
DCS2	CP18
Others	PPG13, PPS1

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance; there are no justifiable reasons to refuse planning permission.

This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor following the issue of a license under Section 184 and 278 of the Highways Act 1980.

The applicant should contact Worcestershire County Council's Highways Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), regarding the issue of the necessary license authorising the access works to be carried out by the County Council's Approved Contractor at the applicant's expense.