

REPORT TO AREA PLANNING PANEL (KEIGHLEY)

REPORT OF THE STRATEGIC DIRECTOR OF REGENERATION TO THE MEETING OF
THE AREA PLANNING PANEL (KEIGHLEY) TO BE HELD ON 17th April 2008

Z

SUMMARY STATEMENT - PART TWO

Application recommended for approval

The sites concerned are:
11 Westview Way, Keighley

Christopher Hughes Assistant Director (Planning)
Regeneration

Report Contacts: Colin Waggett
Phone: 01535 618071
Fax: 01535 618450
E-Mail: colin.waggett@bradford.gov.uk



2006-2007
Improving Rural Services
Empowering Communities



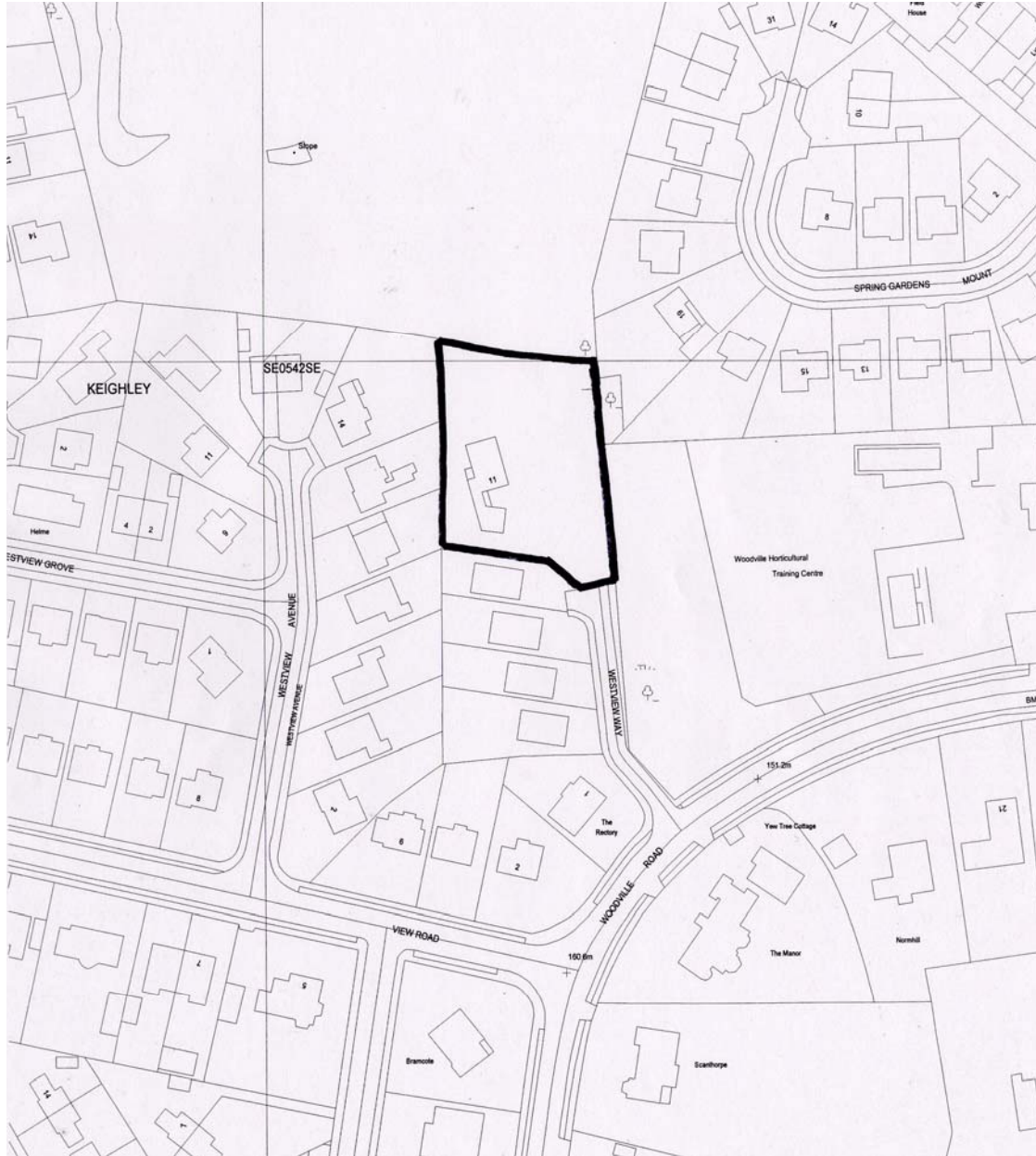
INVESTOR IN PEOPLE

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



Area Planning Panel (Keighley)

17th April 2008



ITEM NO.

13

LOCATION

Westview Way, Keighley



DATE: 17 APRIL 2008
ITEM No: 13
WARD: KEIGHLEY CENTRAL
RECOMMENDATION: TO GRANT PLANNING PERMISSION SUBJECT TO
CONDITIONS
APPLICATION No: 07/04196/FUL

Type of Application/Proposal & Address

Full application for Full application for a single dwelling at 11 West View Way, Spring Gardens, Keighley.

Site Description

The site is a plot of land adjacent to 11 Westview Way, which is currently garden area within the curtilage of the parent dwelling. The land to the west of the site slopes up to a height of approximately 6 metres above road level. The parent dwelling (11 Westview Way) is a detached house with a stone and render finish and blue slate tiles to the roof. The whole site is 0.078 hectare in area and slopes up steeply to the western end of the almost square piece of land. To the south is Westview Way with a row of four detached dwellings being the only other houses on this road. To the west is Westview Avenue, a road of detached dwellings, set at a higher level to the site. To the east is Spring Gardens Mount, a road of large detached dwellings, set at a lower level to the site, and to the north are the grounds of Holy Family School also set at a lower level to the site. Trees are situated to the northern and eastern boundaries of the site, with the trees to the east protected by a Woodland Tree Preservation Order (07/00251/1W).

Relevant Site History

88/06903/FUL – Extension to dwelling – Granted
93/00121/FUL – Replacement porch and new roof – Granted

Replacement Unitary Development Plan (RUDP) Proposals & Policies

The site is unallocated
UR3 – Local Impact of Development
H5 – Residential Development of Land not Protected for Other Purposes
H7 – Housing Density
D1 – General Design Considerations
TM2 – Impact of Traffic and its Mitigation
TM12 – Parking Standards for Residential Developments
D4 – Community Safety

Town/Parish Council

The Town Council has recommended the application for approval.

Publicity and Number of Representations

Advertised by neighbour notification letters, the statutory period of publicity expiring on 29TH June 2007.

Two letters of representation have been received objecting to the development. One being signed by five households. Therefore a total of six representations have been received.

Summary of Representations Received

1. Entrance to site not large enough.
2. Westview Way is narrow with a blind bend.
3. Danger to elderly and children if traffic increases.
4. Westview Way unsuitable for construction traffic.
5. Number 9 has difficulty leaving driveway due to visibility.
6. Permission has been refused in the past due to drainage issues.
7. Existing drainage could be overloaded.
8. No site notices have been erected in the vicinity.
9. Address on application form is incorrect.
10. Due to gradient of garden how will drains be accessed?
11. Will TPO trees be affected?

Consultations

Drainage – Add standard condition requiring separate drainage system within the site.

Trees – Have no problems provided that the engineering works are outside the root protection area of the trees. Recommend conditions requiring no tree felling or pruning without approval, the protection of trees by fencing during construction and the planting of new trees in the first planting season after development.

Minerals and Waste Team – No comment.

Summary of Main Issues

1. Principle
2. Housing Density
3. Impact on Local Environment
4. Impact on Neighbouring Occupants
5. Impact on Highway Safety
6. Community Safety
7. Comments on Representations

Appraisal

Proposal

The proposal is for a four bedroomed detached single dwelling to the north east of 11 Westview Way.

Principle

The site was previously developed as the garden area for 11 Westview Way and is therefore brownfield land. The proposed development is therefore appropriate on this site.

Housing Density

The site is .078 hectares in area, which amounts to 12.8 dwellings per hectare on the site as a whole. This is under the site density required in policy H7 of the RUDP, however this density is considered to be appropriate as the site is only suitable for one dwelling due to its elongated shape and sloping layout. There would be difficulties developing this site for more than one dwelling due to the site characteristics and possible proximity to neighbouring dwellings and trees.

Impact on Local Environment

The proposed development is not considered to be out of character with the surrounding buildings. Materials proposed are considered to be in keeping with those generally in the vicinity of the site.

The proposal is considered to be well related to the existing character of premises in the locality in terms of design, scale, massing and height.

The proposed dwelling is set at a much lower level to the parent dwelling and is therefore only partly visible from outside the site.

The protected trees to the boundary of the site remain unaffected by the development. The dwelling is situated outside the crown spread and root protection area of these trees. The access and parking areas have been amended and are sited outside the root protection area of the trees. The amended scheme is acceptable to the Councils Trees Department on the basis that adequate tree protection measures are required to be implemented during construction.

The proposed domestic dwelling incorporates design arrangements giving sufficient garden area for waste handling, recycling and storage.

The site is considered to be a quality setting for the development, being of ideal size and location in relation to neighbouring dwellings.

Impact on Neighbouring Occupants

The proposed development is not considered to significantly affect the amenities of neighbouring occupiers. No overlooking or overshadowing will occur due to the position of the proposed dwelling house in relation to neighbouring dwellings.

The proposal is to be situated facing east west with only a landing window to the north and a bathroom window to the south. To the north is Holy Family School, the grounds being situated 2m from the north elevation of the proposed dwelling. It is considered that the upper stairway window facing the school grounds will not create any unacceptable form of overlooking.

To the south is 11 Westview Way (the parent dwelling), the garden boundary being 6m from the south elevation of the proposed dwelling and the dwelling itself being a further 5m from this elevation. The bathroom window to the south elevation of the proposal can be conditioned to be obscure glazed, therefore no overlooking will occur to 11 Westview Way. The remaining dwellings on Westview Way are considered to be of sufficient distance from the proposal to remain unaffected by the development.

To the east is 19 Spring Gardens Mount, the garden boundary being 17m from the east elevation of the proposed dwelling and the dwelling itself being a further 20m from this elevation. Due to these distances it is considered that no overlooking or overshadowing will occur to this dwelling, even taking into account the different ground levels. There is tree and shrub screening to this boundary and the dwellings of Spring Gardens Mount are not visible from within the application site.

To the west is 14 Westview Avenue, the garden boundary being 12.4m from the west elevation of the proposed dwelling and the dwelling itself being a further 17m from this elevation. Due to these distances it is considered that no overlooking or overshadowing will occur to this dwelling.

Impact on Highway Safety

The proposed means of access to and from the site is not considered to adversely affect the flow of traffic on Westview Way, and is not considered detrimental to highway safety.

The site is served by a driveway with adequate space for two vehicles to park off the highway. This is an appropriate level of parking provision for this development and complies with the parking standards recommended in the RUDP.

Community Safety Implications

The proposal poses no apparent community safety implications and is therefore considered to accord with Policy D4 of the Replacement Unitary Development Plan.

Comments on Representations received

1. Entrance to site not large enough.
 - The entrance to the site is of sufficient size for the proposed development.
2. Westview Way is narrow with a blind bend.
 - The vehicles generated by one additional dwelling will not have any significant impact on highway safety on Westview Way.
3. Danger to elderly and children if traffic increases.
 - The vehicles generated by one additional dwelling will not have any significant impact on highway safety on Westview Way.
4. Westview Way unsuitable for construction traffic.
 - The works will be short term until the development is completed. Westview Way is suitable for construction traffic access under these short term circumstances.
5. Number 9 has difficulty leaving driveway due to visibility.
 - It is not considered that the additional vehicles generated by this development and exiting the drive from No. 11 will result in any significant risk of accidents with vehicles leaving the drive of No.9.
6. Permission has been refused in the past due to drainage issues.
 - No similar permissions have been applied for or refused in the past.
7. Existing drainage could be overloaded.
 - The councils drainage department had no concerns with regard to drainage provision.
8. No site notices have been erected in the vicinity.
 - There was no requirement for site notices in this instance. Neighbour notification letters were sent to all surrounding dwellings and other buildings.
9. Address on application form is incorrect.
 - The address was corrected before the application was advertised and it is clear from the site plan provided where the development proposal is to be sited.
10. Due to gradient of garden how will drains be accessed?
 - This is not a planning consideration but will be addressed by Building Regulations under separate legislation.
11. Will TPO trees be affected?
 - The proposal has been amended to ensure the trees will remain unaffected by the development. Conditions proposed to protect trees during construction.

Reason for Approval

The proposed development achieves more effective use of previously developed land in the built up area. The impact of this development proposal on the occupant's of neighbouring dwellings, the local environment, trees and highway safety has been assessed and it is not considered that the development will adversely affect these interests. As such the development is considered to comply with Policies UDP3, H5, H7, D1, D4, UR3, NE5/NE6, TM2 and TM12, of the Replacement UDP.

Conditions

- 3 year time limit on commencement of development.
- Amended plans to be implemented.
- Material samples to be submitted, agreed in writing and implemented.
- Obscure glazing to be implemented prior to occupation.
- Drainage scheme to be submitted, agreed in writing and implemented.
- Hours of construction to be limited.
- No tree felling or pruning without approval of the LPA.
- Protection of trees by fencing during construction.
- Planting of new trees in the first planting season after development.
- Removal of permitted development rights for outbuildings and extensions.