

<b>APPLICATION NO:</b>	15/00395/FUL
<b>LOCATION:</b>	117 Highfield Road, Widnes
<b>PROPOSAL:</b>	Proposed dropped kerb and formation of singular vehicular access
<b>WARD:</b>	Kingsway
<b>PARISH:</b>	None
<b>CASE OFFICER:</b>	Adam Brennan
<b>AGENT(S) APPLICANT(S):</b>	Carley Stockton 117 Highfield Road Widnes WA8 7DH
<b>DEVELOPMENT PLAN ALLOCATION:</b>	Halton Unitary Development Plan (2005)
<b>DEPARTURE</b>	No
<b>REPRESENTATIONS:</b>	No objections
<b>KEY ISSUES:</b>	Highway Safety Access to property
<b>RECOMMENDATION:</b>	Approve

#### SITE MAP



## 1. APPLICATION SITE

### 1.1 The Site

The application relates to an end of terrace property located on Highfield Road, off Birchfield Road in the Farnworth area of Widnes. The dwelling has a small curtilage to the side (see location plan) currently laid out as a garden.

## **2. THE APPLICATION**

### **2.1 The Proposal**

The application proposes the dropping of the kerb to create a vehicular access to the property at the side to provide off road parking.

### **2.2 Documentation**

The application has been submitted with the requisite planning application form and location plan highlighting location of dropped kerb.

### **2.3 History**

No relevant planning history.

## **3. POLICY CONTEXT**

### **3.1 Halton Core Strategy (2012)**

- Policy CS18 – High Quality Design

### **3.2 Halton Unitary Development Plan (UDP) (2005)**

- *Policy BE1 – General Requirements for Development*
- *Policy BE2 – Quality of Design*

## **4. CONSULTATIONS**

### **4.1 Highways**

The Council's Highway Service was consulted as part of the consultation exercise. No objection was raised to the provision of a single dropped kerb, commenting that there was minimal impact on highway safety.

## **5. REPRESENTATIONS**

Adjoining neighbours were consulted as part of the consultation exercise on the application. There have been no representations received for this application.

## **6. ASSESSMENT**

The proposal is for a single dropped kerb at 117 Highfield Road, Widnes to access a vehicle driveway across the footpath. As the amount of physical development proposed is minimal, the main issues to consider are the safety of pedestrians on the footpath and preservation of road user safety.

The property is located on a highway junction, but the proposed driveway access itself is set away from the junction itself. As the property is on the left hand side of the road and Highfield Road is straight in this section, adequate visibility is available to drivers using the driveway.

From a highway safety perspective, the driveway would ensure off street parking at the property, securing a space where double yellow lines are in place on the carriageway. Lowering the kerb is considered minor works and does not impact significantly on the street scene. The minor nature of the works results in little impact on the appearance of the dwelling. The new

driveway is sufficient in size to accommodate a vehicle without encroaching onto the footpath or highway.

The Highways Service has raised no objection to the proposal. There have been no neighbour objections to the proposal. It is noted that neighbouring dwellings have similar accesses to their driveways.

In summary, the proposed dropped kerb will have a minimal impact on the area, but will be of benefit to the property itself and other residents on Highfield Road through the provision of an additional parking space that means one less vehicle parked on the road in the vicinity. It is considered that the safety of road users will not be compromised. The proposal is compliant with policies BE1, BE2 in the Halton Unitary Development Plan and CS18 of the Core Strategy, and therefore recommended for approval.

## **7. RECOMMENDATIONS**

Grant planning permission subject to conditions

## **8. CONDITIONS**

1. Standard 3 year expiry

## **9. SUSTAINABILITY STATEMENT**

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.3) Order 2015; and

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.