DELEGATED APPLICATIONS

ASSESSMENT SHEET

W0/10/0583/FULL

APPLICATION NO/ADDRESS: ~~AWDM~~/0583 – 103 Heene Road

DATE OF SITE VISIT: 21/10

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

Large detached villa on the west side of Heene Road and the corner of Manor Road. The property has a very deep and wide front garden which is obscured behind very high and dense hedging along all frontages.

The building is within the Heene Conservation Area where the building is identified as a positive contributor.

PROPOSAL

Permission is sought to retain a Victorian street lamp which has been erected in the front garden of this property.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

RES7, H16 and H18 of the saved Local Plan.
Core Strategy Policy 16
BE1, BE6, CC1 and CC6 of the South East Plan
PPS5 Planning for the Historic Environment
Draft National Planning Policy Framework

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

Conservation Area Advisory Panel: No objection.

Highways: '*The street lamp is not positioned in an area that would detrimentally affect the local highway network, therefore no concerns from the highway point of view.*'

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The street lamp is an original Victorian lamp and not a replica. It is situated at the back edge of the internal drive and only glimpsed views of it are possible through the vehicular gap in the dense hedging.

It is not harmful to the appearance of the conservation area.

RECOMMENDATION

Grant subject to the following condition:

1. Approved Plans

REASONS FOR RECOMMENDATION:

The street lamps preserves the character and appearance of the Conservation Area and consequently accords with policy BE6 of the South East Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... Date..... 18/11/14

Authorising Officer sign..... Date..... 21/11/14