

PLANNING COMMITTEE – 19 OCTOBER 2016

APPLICATION NO DC/16/3806/RG3

9

LOCATION
2 Canning Road
Lowestoft
Suffolk

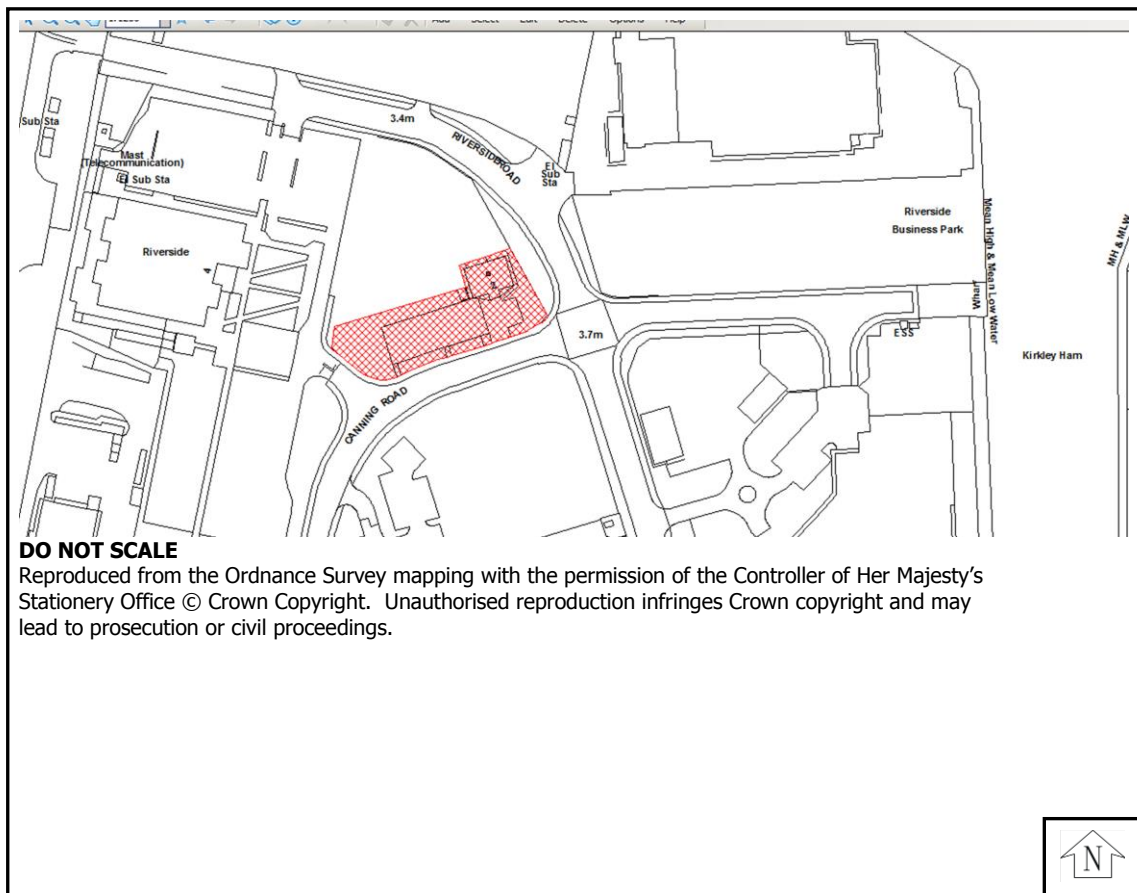
EXPIRY DATE 8th September 2016.

APPLICATION TYPE Full

APPLICANT Waveney District Council

PARISH

PROPOSAL Extension of existing car park area to gain an additional 13 spaces



SUMMARY

- 1.1 It is proposed to extend the existing visitor car park for Riverside and 2 Canning Road by an additional 13 spaces. The application raises no issues of concern and is recommended for approval. The site is owned by the Council and therefore the application is referred to Committee for determination.

SITE DESCRIPTION

- 2.1 The site is the existing car park adjacent to the Council office building at 2 Canning Road and immediately to the east of the Council's main office building at Riverside, 4 Canning Road. The existing car park currently provides a maximum 22 parking spaces for visitors to 2 Canning Road and Riverside. The car park has a combination of surfaces – a brick weave area providing 3 x blue badge parking spaces and an area of deep gravel surface.

PROPOSAL

- 3.1 It is proposed to extend the car park to the south and west to extend the visitor parking capacity for 2 Canning Road and Riverside from 25 to 38 spaces (including 3 disabled parking spaces). It is also proposed to resurface the loose gravel area with a plastic grid system filled with gravel. Planting of a similar mix to that used at Riverside is proposed.

CONSULTATIONS/COMMENTS

Consultees

- 4.1 **Suffolk County Council Highways:** Were consulted on 15th September 2016.

PUBLICITY

SITE NOTICES

- 4.2 The following site notices have been displayed:
- | | |
|---------------------|--|
| General Site Notice | Reason for site notice: General Site Notice. Date posted 16.09.2016 Expiry date 06.10.2016 |
|---------------------|--|

PLANNING POLICY

- 5.1 The **Core Strategy** was adopted in January 2009. **Policy CS02** requires high quality and sustainable design.
- 5.2 The **Development Management Policies** were adopted in 2011. **Policy DM02** sets design principles for new development, in particular proposals should be sympathetic to the character of a site and the quality of the built environment.

PLANNING CONSIDERATIONS

- 6.1 A modest extension to the existing car park is proposed to increase the capacity of the visitor parking for 2 Canning Road and Riverside from 25 to 38 spaces. The proposed plastic grid system will allow for natural drainage of the parking area and will also allow the parking spaces to be clearly delineated, something which is not currently possible on the existing loose gravel surface. Delineation of the parking spaces will allow for more effective management of the site.
- 6.2 It is considered that the proposal will help reduce on street parking in the local area and will be of benefit to visitors to the Council's offices. The proposal does not significantly alter the existing character and appearance of the site and will improve the appearance of what is currently a small area of unkempt land.

7 CONCLUSION

- 7.1 The proposal extension to the car park is in keeping with the existing character of the site and the surroundings. It does not raise any issues of concern and is recommended for approval

RECOMMENDATION:

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with Drwg. No. 02 received 12 September 2016, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

BACKGROUND INFORMATION: See application ref: DC/16/3806/RG3 at www.waveney.gov.uk/publicaccess

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