DELEGATED DECISION REPORT

SMD/2016/0639 **Valid 25/10/2016**	**KINGSLEY MOOR COTTAGE** **KINGSLEY ROAD** **KINGSLEY MOOR**	**RELOCATE EXISTING DROP KERB ON RESIDENTIAL PROPERTY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Highways
- Neighbour and public amenity
- Landscape and design

DESCRIPTION OF SITE

The location is on the SW side of the main A52 between Kingsley and its junction with the A522 at Kingsley Moor. The property is a stand-alone roadside detached house in traditional rural style with NW gable end-on to the road. There is a narrow space of barely a metre between the gable wall and the roadside kerb and there is a low brick wall about 1m high built close up to the kerb line. A hawthorn hedge forms the remainder of the property boundary with the road SW from the house. The existing vehicular access is at the SW most edge of the boundary with the road. A public footpath joins the road at a point just SW of the application property. Set back from the road on the opposite side is a row of four terraced cottages. The property is about midway along a relatively straight and level c.200m stretch of the road.

PROPOSAL

The proposal is to re-position the property's vehicular access closer to the house in a position about midway along the frontage SW of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1 to 17
Sections: 4 – Promoting Sustainable Transport; 7 – Requiring Good Design; 9 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 16th November 2016
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Kingsley Parish Council – support

Staffordshire County Council Highways
This application should be refused for the following reasons: It is impracticable to construct an access in the position indicated on the submitted plan that would allow the requisite visibility splays to be provided within land under the applicant's control. Therefore the proposal would be in conflict with NPPF paragraph 32; in conflict with SMDC Core Strategy Policy DC1; and contrary to the interests of highway safety.

The application states that the proposal is for an improvement in visibility. However, relocating the access towards the dwelling, which is close to the carriageway, will reduce visibility in the primary direction. There is no information on how this alteration will improve visibility. With the location of the dwelling, front wall, adjacent hedges and limited extent of the applicant's land ownership, it is not clear that visibility can be improved overall.

OFFICER COMMENTS
Principle of Development
Regarded as an engineering operation the proposal would in principle be acceptable in the Green Belt in accordance with Policy SS6c and NPPF paragraph 90.

Design
Not in accord with DC1 for reasons as given in the SCC Highways response.

Amenity
No significant alteration in terms of appearance and enjoyment of the street scene.

Highway Safety
Not acceptable for the reasons as given in the SCC Highways response.

CONCLUSION / PLANNING BALANCE
The advice of the Highways Authority should be followed. The proposed alternative is assessed as worsening the visibility rather than improving it for vehicles leaving the property and for this reason should be refused.

OFFICER RECOMMENDATION : Refuse

Case Officer: Arne Swithenbank
Recommendation Date: 06/01/2017

X B.J. Haywood

Signed by: Haywood, Ben
On behalf of Staffordshire Moorlands District Council