DELEGATED DECISION REPORT

SMD/2016/0735 **Valid 05/12/2016**	**THE MANSE THE VILLAGE ENDON**	**WIDENING OF AN EXISTING VEHICLE ACCESS TO THE PUBLIC HIGHWAY.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Character of the Conservation Area
- Highway Safety

DESCRIPTION OF SITE

1970s buff brick bungalow with a wide frontage – an anomaly in this conservation area located between traditional redbrick cottages of terrace and semi arrangement. The Village is a narrow C class lane that has relatively quiet traffic flows, the cottage dwellings line one side with farm land the other.

PROPOSAL

A very small 1metre wide section of front stone boundary wall has been removed and the patchwork of failing hardstanding has been removed and replaced with loose base course stone. Those works have already been carried out and they would have been permitted development in any event.

The remaining work to be carried out is to extend length of the dropped kerb by 2.2m. This development does require planning permission because it would be the alteration of an access onto a C classified road.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations
DC2 Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 32

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 30.01.17

Neighbour consultation period ends: 28.12.16

Public Comments

None Received

Town / Parish Comments

Awaited

Staffordshire County Council Highways

No Objection subject to conditions

OFFICER COMMENTS

Design

Very minor alterations, all works save the dropping of the kerb to form the access alteration onto the C class road are permitted development. No impacts on the character and appearance of the Conservation Area.

Highway Safety

No adverse impacts. The widening of the drive has occurred without the need for planning permission by simply removing a small nibble of wall from one side. The dropped kerb is now staggered to the width of the access and the highway authority require the length of dropped crossing to be increased so that it ties in with that of the neighbours. This work would improve highway safety.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 30/01/2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council