DELEGATED DECISION REPORT

SMD/2017/0197 **Valid 23/03/2017**	**36 WINDSOR DRIVE** **LEEK**	**CREATION OF 3NO. OFF STREET PARKING SPACES TO THE FRONT OF THE DWELLING FOLLOWING DEMOLITION OF EXISTING GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site comprises a detached 1950's style bungalow and is within the developed area of Leek, about a mile to the north-east of the town centre. The surrounding area is residential and there are rows of mixed dwellings either side of the site to the north and south. The road runs along the front boundary to the west. There are dwellings to the other side of the road and to the rear (east).

PROPOSAL

The application is for the removal of a front garage next to the road and the replacement with a three-car parking area which would involve the extraction of a large part of the front garden as it lies on a slope up to the house. Retaining walls would be built on the edge of the parking area. A small part of the front garden would be retained and a planter area would be placed on top of the proposed back retaining wall of the parking area.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 2.5.17
Neighbour consultation period ends: 24.4.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Recommend approval.

OFFICER COMMENTS

The land slopes up from the road to the houses on the west side. There are other examples of the extraction of the front gardens on this side of the road to provide parking areas. However, there are no other examples of the size and wide frontage arrangement of the scheme proposed. The removal of an untidy garage structure next to the road is an advantage of the street scene as this does not harmonise well with the appearance of the rest of the site (although there are other examples of this in the street scene). More than half of the frontage would be taken up by hard-standing but again this is not unusual in street scene and some lawn area would be retained. However, of greater concern was the large expanse of tarmac proposed. Other large parking areas on this side of the street have a brick paviour finish which matched their respective dwellings. Amended plans have been received to replace this with brick paviours. The applicant's agent has agreed to a condition requiring the tarmac to be replaced with brick paviours in the interests of the appearance of the site and the street scene. The retaining walls would also have a brick finish which would be in keeping with the appearance and character of the property. Conditions can be applied to ensure that finished scheme appears acceptable.

The road is a fairly straight residential street and not a main or classified road. Planning permission would not normally be required to widen or create an access on such roads and there is no concern with the widening of the existing access on highway safety.

CONCLUSION / PLANNING BALANCE

I do not consider the amended scheme would result in a development which would be out of keeping or harmful to the street scene and the general nature of the area and therefore recommend approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 4.5.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council