DELEGATED DECISION REPORT

SMD/2017/0172	**120 CHEADLE ROAD**	**VEHICLE ACCESS INCLUDING**
Valid 20/04/2017	**UPPER TEAN**	**LOWERING OF KERB**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the streetscene; and
- Highway safety

DESCRIPTION OF SITE

No.120 Cheadle Road positioned on the eastern side of the highway and comprises of a two storey semi-detached dwellinghouse set within a long rectangular plot. The site forms part of an established ribbon of development along within an area that is predominantly residential in character.

PROPOSAL

Approval is sought to create a vehicular access onto the site.

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

Paragraph(s) 1 - 17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date:

Neighbour consultation period ends: 23.05.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Checkley Parish Council: No objection.

Staffordshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The application site is located within the Upper Tean Village Development Boundary. In accordance with policies SS1 and SS1a the Council expects all new development to contribute positively to the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. This means that planning applications that accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise.

Design

Core Strategy policy DC1 requires all development to be well designed to respect the site and its surroundings. The application site is located within an established ribbon of residential development which is positioned on the eastern side of Cheadle Road. It is noted that a number of nearby properties have benefitted from planning approval for the creation of a vehicular access and associated hardstanding. It is therefore not considered that the hardstanding already created to the site frontage and the proposed dropped crossing would appear incongruous within the wider context of Cheadle Road.

Highway Safety

In accordance with Core Strategy policy DC1 all new development must provide for safe and satisfactory access. Staffordshire County Council Highways section have raised no objection in principle to this application, however further clarification was required in respect of surfacing and proposed repairs to the grass verge.

The applicant has confirmed that surfacing of the driveway and footpath will be tarmacadam. The necessary kerb and edging stones will be used and the grassed verge will be made good.

CONCLUSION / PLANNING BALANCE

In conclusion this application would not detract from the character or appearance of the application site or Cheadle Road. No objections have been received from Staffordshire County Council Highways. This application therefore accords with the relevant policies of the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 14.06.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council