DELEGATED DECISION REPORT

SMD/2017/0290 **Valid 28/04/2017**	**TOKEFIELD 24 HAZELWOOD ROAD ENDON**	**FRONT BOUNDARY WALL WITH RAILWAYS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The application site comprises a parcel of land to the north of Hazelwood Road, Endon which contains a large single storey bungalow; a private driveway with ancillary garage; and associated amenity garden area to the front and rear.

There is currently no definitive boundary treatment separating the residential curtilage with the public highway. When visiting site it was noted that this boundary was characterised by loose stone which had a negative impact on the overall character of the street.

Hazelwood Road slopes downwards from west to east, with the dwelling sitting on higher ground. This results in the presence of a grass bank area between the dwelling and the public highway.

PROPOSAL

The application seeks consent to incorporate a boundary treatment to the front of 24 Hazelwood Road which is shown on the submitted plans (Drawing Ref: 1101/A2/01) to consist of a staggered brick wall with intermittent pillars which are joined by short railing. The maximum height of the pillars area shown to not exceed 1.77m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2006/1381	Single Storey side extension (Approved)
SMD/2012/0452	Alterations and extensions including new roof to provide first floor accommodation and pitched roof to replace existing flat roof to garage (Approved)
SMD/2014/0367	Rear single-storey extension and formation of pitched roof over the existing garage (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends:
Press Advert: N/A (*Add date if applicable)

Public Comments

No comments received

Town / Parish Comments

Endon and Stanley Parish Council – No comments received

OFFICER COMMENTS

Principle of Development

The proposal is situated on the boundary of the residential curtilage. The site lies within the development boundary and is not constrained by any sensitive statutory designations as set out on the adopted proposals map.

The application is not therefore subject to any restrictive policies set out at footnote 9 to paragraph 14 of the NPPF. As such the presumption in favour of sustainable development is engaged.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The proposed development is considered to result in a visual enhancement of the site and create a more solid definitive boundary treatment which will have an overall positive impact on the character of the street scene.

There are a variety of boundary treatments visible on Hazelwood Road and it is considered that this proposal will be in keeping with the overall character and appearance of boundary treatments within the immediate vicinity.

As such it is considered that the proposed development will be of a high quality design which responds well to the immediate character of the area in accordance with policies SS1 and DC1 of the adopted core strategy. The application is therefore considered to constitute a sustainable form of development in line with policy SS1a of the adopted core strategy and paragraph 14 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks consent for the construction of a boundary treatment consisting of a staggered brick wall and intermittent railings at the southern boundary to the residential curtilage of No.24 Hazelwood Road, Endon.

It is considered that the proposed development will result in a visual enhancement of the site when set within the context of what currently exists on site, and will be in keeping with the immediate character and appearance of the wider street scene.

The application is considered to constitute a sustainable form of development which accords with all relevant local development plan policies and other material considerations including the NPPF. In accordance with policy SS1a of the adopted

core strategy and paragraph 14 of the NPPF it is recommended that the application is approved subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 21st June 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council