DELEGATED DECISION REPORT

SMD/2017/0277 **Valid 02/05/2017**	**ROSE HILL STONEY LANE ENDON**	**OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT ACCESS, APPEARANCE, LAYOUT AND SCALE) FOR PROPOSED DETACHED DWELLING AND GARAGE** **(OUTLINE - MINOR APPS)**

MAIN ISSUES

- The principle of development
- The impact on the character and amenities of the area

DESCRIPTION OF SITE

The site lies within the developed area of Endon and comprises the rear part of the grounds of a semi-detached dwellinghouse which faces Stoney Lane to the south. There is also access to the plot via the end of a narrow private cul-de-sac (Clay Lake) to the east. There are other dwellings along both roads although open land (extensive rear gardens and fields within the Green Belt) lies towards the north and west of the site.

PROPOSAL

This is an outline application for a detached split-level two-storey dwelling (with only landscaping as a reserved matter). It is for exactly the same outline scheme which was approved in 2014 but the permission lapsed in April 2017 with no works commenced (or Reserved Matters application submitted) hence the reason for this re-submission.

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
SS6a (Large Villages Area Strategy)
H1 – Housing Development

National Planning Policy Framework

Sections 6 (Housing) and 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0032: Outline approval (with landscaping reserved).

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 8.6.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The proposal is exactly the same as the one approved in 2014 (which has not lapsed hence the re-submission). There has been no changes to the site or the surroundings since the previous outline permission was granted. There has been no significant changes to either national or local planning policies relating to the site or area. New housing remains acceptable in principle within the large villages and there is an undersupply of housing in the District and a presumption in favour of new houses in sustainable locations. The proposal would still not lead to harm to the visual or residential amenities of the area or affect highway safety. The conditions attached to the previous permission would be repeated as appropriate.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 27.6.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council