DELEGATED DECISION REPORT

SMD/2017/0353 **Valid 09/06/2017**	**14 ASH BANK ROAD** **WERRINGTON**	**ALTERATIONS TO ACCESS/DROPPED KERB AT 14 ASH BANK ROAD WERRINGTON** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of Development;
- Design/visual impact;
- Highway Safety.

DESCRIPTION OF SITE

The application site is number 14 Ash Bank Road Werrington, a semi-detached, two storey, hipped roof dwelling. The dwelling lies to the south of Ash Bank Road, is northwards facing, has rear amenity space and existing off road parking provision to the front of the house, directly accessed off Ash Bank Road. Land levels rise to the east of the property but will have very little impact upon the current proposal. The application site is located within the Green Belt.

PROPOSAL

The application is for the extension/widening of an existing dropped kerb serving number 14 Ash Bank Road Werrington. No other alterations are proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a Larger Villages Area Strategy
R1 Rural Diversification
DC1 Design Considerations
T1 Development and Sustainable Transport
T2 Other Sustainable Transport Measures

National Planning Policy Framework

Paragraph(s) * 1 to 17
Sections:
4: Promoting Sustainable Transport
7: Requiring Good Design
9: Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 19th July 2017.
Neighbour consultation period ends: 13th July 2017

Public Comments
None received.

Town / Parish Comments
None received.

Staffordshire County Council Highways: No objections. Informatives to be added to decision notice.

OFFICER COMMENTS

Principle of Development

The application site lies within the Green Belt. The application is not for a new building and therefore does not fall within the exceptions list within paragraph 89 of the National Planning Policy Framework. The development could be classed as an engineering operation or as the provision of local transport infrastructure and therefore would comply with the provisions of paragraph 90. Works referred to within paragraph 90 (NPPF) are not 'inappropriate' development within the Green Belt providing that the works preserve the openness of the Green Belt and do not conflict with the five purposes of including land in the Green Belt (paragraph 80). The proposed works are considered to be acceptable from an 'in principle' perspective and it is noted that planning permission is only required due to the access leading to a classified road.

Design

This is a simple proposal for a dropped kerb, it is of standard design, simply widening the existing kerb, a form of development which is common within the immediate area. The application is considered to be acceptable in terms of design and visual impact.

Amenity

There are no neighbour amenity issues. The development will improve the amenity of the occupants of the application dwelling by allowing safer and improved off road parking and access from Ash Bank Road.

Highway Safety

The County Highways officer has assessed the application and raises no objections to the application. The development is simply improving an existing dropped kerb arrangement. No conditions are recommended however the officer requests that some informatives are added to the decision notice if planning permission is approved.

CONCLUSION / PLANNING BALANCE

It is considered that the application proposes an acceptable form of development due to the minor nature of the works whilst not raising any visual impact or highway safety concerns.

OFFICER RECOMMENDATION: Approve

Case Officer: Lisa Jackson
Recommendation Date: 3/8/2017.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council