DELEGATED DECISION REPORT

SMD/2017/0421 **Valid 15/06/2017**	**SANDYBROOK** **CHEDDLETON ROAD** **LEEK**	**OUTLINE PERMISSION WITH DETAILS OF ACCESS FOR THE ERECTION OF DETACHED DWELLING (RESUBMISSION OF SMD/2014/0480)** **(OUTLINE - MINOR APPS)**

MAIN ISSUES

- Whether there has been any significant changes to the site or planning policy since the previous approval which would render the proposal to no longer be acceptable.
- The impact on the character and amenities of the area and the environment in general.

DESCRIPTION OF SITE

The site is within the developed area of Birchall and comprises part of the garden of the existing dwelling which lies to the north of the site. The site is adjacent to the junction of Cheddleton Road (which lies to the west) and Sandybrook Lane (which lies to the south). There are other dwellings surrounding the site as it is a predominantly residential area with a spacious character and several trees.

PROPOSAL

This is an outline application for one dwelling but with details of access to be determined. The access would be taken from Sandybrook Lane close to the east boundary of the plot. This is a resubmission of an outline permission granted on 24th September 2014 and which is due to expire hence the reason for the new application which is effectively a "renewal" application as all the details of the proposal remain exactly the same as those of the previous approved application and include the tree survey report.

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

SS5a Leek Area Strategy
H1 New Housing Development

National Planning Policy Framework

Section 6 (Housing)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

11/00449/OUT: Outline dwelling (original permission)
SMD/2014/0480: Outline dwelling (renewal of the above)

CONSULTATIONS

Publicity

Site Notice expiry date: 1.8.17
Neighbour consultation period ends: 1.8.17
Press Advert: N/A

Public Comments

One letter has been received stating that a hedgerow should be retained.

Town / Parish Comments

Object. Considered to be overdevelopment.

Staffordshire County Council Highways

No objection subject to conditions.

OFFICER COMMENTS

There have been no significant changes to the site or to the highway network or to planning policies since the last permission in September 2014. There is an even greater undersupply of housing since the previous approval and the site remains in a sustainable location so in principle there is greater weight in favour of a renewed permission. There have been no works to the site. The impacts on the surrounding area including the trees within and close to the site would be acceptable subject to the future Reserved Matters details such as the particular scale and design of the dwelling.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 10.8.17

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council