DELEGATED DECISION REPORT

SMD/2017/0718 **Valid 03/11/2017**	**DANE HEIGHTS CLAY LAKE ENDON**	**OUTLINE APPLICATION FOR ERECTION OF DETACHED DWELLING (RE-SUBMISSION OF SMD/2014/0616)** **(OUTLINE - MINOR APPS)**

MAIN ISSUES

The principle of development in this location.
The impact on the character and appearance of the area.
The impact on residential amenity.
The impact on highway safety.
Whether or not there have been any significant changes in relevant planning policies since the previous outline approval.
Whether or not there have been any significant changes to the site and its surroundings since the previous outline approval.

DESCRIPTION OF SITE

The site is within the development boundary of Endon as shown in the former Local Plan. It comprises part of the large grounds attached to a residential property, Dane Heights, where there is an existing detached dwelling and separate annex. The plot is to the west of the existing dwelling. Clay Lake (a classified road) lies to the south and provides access to the property which is currently located in the west part of the property, although the site plan shows the red line around the proposed access to the plot, adjoining the road in the east part of the property frontage. There is a gap between the plot and the road where three new dwellings have been approved but development has not commenced. There are other dwellings in spacious plots to the west. There is an area of wooded land, a brook and pond to the rear of the site (to the north).

PROPOSAL

This is an outline application for one dwelling on the plot but with details of the access also to be approved. This would comprise a driveway passing to the front of the existing dwelling and joining Clay Lake at a new access onto the road close to the east side boundary of the site. Details of scale, appearance/design, layout and landscaping would be “Reserved Matters” for a future application in the event of outline approval being granted.

The submitted details are the same as those of the previous outline application for one dwelling on the site which was approved in November 2014. This approval has now expired (with no works commenced), hence the submission of this new application, a “renewal” of the previous permission to keep the scheme alive.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS6a Large Villages Strategy
H1 Housing

National Planning Policy Framework

Section 6 (Housing).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0034: Outline application for three dwellings (in the south part of the Dane Heights property). Approved.

SMD/2014/0616: Outline approval for one dwelling (previous approval for this particular application site).

CONSULTATIONS

Publicity

Site Notice expiry date: 26.12.17
Neighbour consultation period ends: 26.12.17
Press Advert: N/A

Public Comments
None.

Town / Parish Comments
None.

Highways

No objection subject to standard conditions.

OFFICER COMMENTS

The site is in the developed area of Endon and a new dwelling in this location is still acceptable and due to the continuing shortage of housing and very low five-year housing land supply, more weight could perhaps be given to approving the dwelling in this sustainable area close to a range of shops, services and public transport. There has been no significant changes to relevant planning policy since the previous approval which was determined under the Core Strategy (adopted before permission was granted) and NPPF, the same development plan still in use by the Council. There has also been no significant changes to the site and the surroundings since the previous approval and therefore the impacts of a dwelling on this site would be no greater on the visual and residential amenities of the area than a dwelling built

under the previous approval (subject to the detailed layout, scale and design which are reserved matters).

The Highways Authority continue to not object to the proposed new access onto the main road and the design of the driveway. There is enough room within the plot for an adequate parking and turning area. The highways and parking related conditions would be repeated.

CONCLUSION / PLANNING BALANCE

The long-running proposal for one dwelling remains acceptable on this site in principle and in terms of the impact on the surrounding environment.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Chris Johnston
Recommendation Date: 27.12.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council