DELEGATED DECISION REPORT

SMD/2017/0691 **Valid 31/10/2017**	**18 DRAYCOTT ROAD** **UPPER TEAN**	**DROPPED KERB INSTALLED IN THE HIGHWAY AND PAVEMENT GRADED IN ACCORDANCE WITH HIGHWAYS DETAILS. NEW OPENING IN EXISTING WALL FORMED AND NEW 4X5M HARDSTANDING AREA CREATED IN EXISTING GARDEN** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Residential Amenity
- Design
- Highways

DESCRIPTION OF SITE

The application relates to an end of terrace property which appears to have previously been 2 cottages finished in red brick with a plain tile roof. The cottage is set back from the road with a front garden area laid to lawn in front which slopes down from the highway to the house. The boundary with the highway is formed by a low breeze block wall. The surrounding development comprises the attached cottage to the east and a detached, more modern bungalow on rising ground to the west.

PROPOSAL

Approval is sought for the formation of a new vehicle access, and parking area, with associated engineering works and retaining walls.

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Neighbour consultation period ends: 1st December 2017

Public Comments - None Received

Town / Parish Comments - None Received

Severn Trent – No objection

Staffordshire County Council Highways – No objection subject to conditions.

OFFICER COMMENTS

Principle of Development

The site is within the settlement boundary for Upper Tean where there is a presumption in favour of new development. The development is therefore considered to be acceptable in principle subject to compliance with other relevant local plan policies.

Design & impact on street scene.

The removal of the boundary wall and garden area and replacement with hardstanding is regrettable from a street scene point of view. Nevertheless the boundary wall is a modern concrete block feature and this is not a Conservation Area or other sensitive location. The construction of the retaining walls will result in a more heavily engineered appearance to the front garden area. However, there are existing retaining structures and the submitted levels indicate that the retaining walls would be a little over 1m in overall height. Therefore subject to a condition being applied requiring materials to match the existing dwelling it is not considered that a refusal on street scene grounds could be sustained.

Highway Safety

The site is located on a busy main road through the village, but in the absence of any objection from the County Highway engineer, subject to the imposition of appropriate conditions it is not considered that there are is any reason to resist the proposal on highways grounds.

Amenity

The proposed parking area has the potential to create noise and visual disturbance from engines, headlights etc. in close proximity to the front windows of residential properties. However, the property to the west is on higher ground and being detached is set away from the boundary slightly. Whilst, the property to the east, is attached to the application dwelling, the proposed parking area does not extend across the whole of the front garden area up to the boundary. Any vehicle movements would be typical of those associated with a single residential property and it is not considered that an unreasonable level of disturbance to amenity would occur as a result.

CONCLUSION / PLANNING BALANCE

Overall the proposal is considered to accord with Core Strategy Policies S01 Spatial Objectives, SS1 Development Principles, SS1a Presumption in Favour of Sustainable Development, DC1 Design Considerations and T1 Development and Sustainable Transport and is recommended for approval subject to conditions as detailed in the report above.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Lisa Jackson
Recommendation Date: 16th February 2018

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council