DELEGATED DECISION REPORT

SMD/2018/0454	**437 ASH BANK ROAD**	**PROPOSED DROPPED KERB**
Valid 15/08/2018	**WERRINGTON**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Amenity;
- Highways.

DESCRIPTION OF SITE

The application site is number 437 Ash Bank Road Werrington, a semi-detached dwelling fronting, but set back from, the highway. The dwelling is at a lower level than the road, the front garden (which would be converted to a parking space) sloping towards the front of the house and being set back behind a low level wall.

For the purposes of planning policy consideration the application site is located within the Werrington Village Development Boundary. The site does not contain any Listed Buildings and it is not within a Conservation Area. Ash Bank Road is a classified road.

PROPOSAL

The application is for a vehicular access including dropped kerb to serve number 437 Ash Bank Road Werrington. The land is currently used as a garden and there is a pedestrian path leading to the front door. In addition to the dropped kerb the plans show that the garden would be used for the parking of a vehicle and this would include some minor regrading of the land.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
DC1	Design Considerations
T1	Development and Sustainable Transport

Emerging Staffordshire Moorlands Local Plan

<u>National Policy Guidance</u>

Paragraph 48 of the newly adopted NPPF states that:

"…decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies (including weighting) are considered to be relevant to this application:

SS1	Development Principles (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

National Planning Policy Framework

Section(s)

2: Achieving Sustainable Development.
9: Promoting Sustainable Transport
12: Achieving Well-designed Places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 29/8/18
Neighbour consultation period ends: 7/9/18

Public Comments: No representations received.

Town / Parish Comments: No representations received within the consultation period.

Severn Trent Water: No objections and no drainage condition required. There may be a public sewer running through the site and the applicant/developer should be made aware of this which can be done via an informative note on the decision notice.

Staffordshire County Council Highways: No objections but request that an informative note is added to the decision notice in the event that planning permission is approved.

OFFICER COMMENTS

There are no objections to the principle of creating a vehicular access and off-road parking area to serve 437 Ash Bank Road. The main matters to consider are those of highways and amenity.

Ash Bank Road is a very busy road, one of the main highway links between Staffordshire Moorlands and the City of Stoke-on-Trent. The removal of parked vehicles from the highway is welcomed wherever it is possible and safe to do so. The scheme would be beneficial in the interests of highway safety and the County Highways officer raises no objections (and requires no conditions) to the proposal.

Whilst the development would be visible from the public domain it is not introducing an uncharacteristic proposal. Ash Bank Road has many examples of off-road, domestic parking areas/accesses. The loss of the roadside low level wall does not raise any concerns; the wall does not form an important part of the street scene and is not of any historical interest. The scheme will involve some minor land level changes, the parking area land being raised by approximately 50cm with the inclusion of a very small stepped wall leading to the front door.

There are no amenity concerns relating to the proposal. The new parking space will undoubtedly bring an amenity benefit to the occupant(s) of 437 Ash Bank Road but it is also noted that there would be no objection in terms of neighbour amenity impact. The attached property already has parking space to the front of the dwelling and number 439 Ash Bank Road is set further forward of the applicants own dwelling, resulting in the new parking space being located alongside the side wall (no principal windows). It is noted that no neighbour representations have been received during the consultation period.

CONCLUSION / PLANNING BALANCE

For the above reasons it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson
Recommendation Date: 10/10/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council