DELEGATED DECISION REPORT

SMD/2018/0673	**3 ARGLES ROAD**	**PROPOSED VEHICULAR**
Valid 22/10/2018	**LEEK**	**ACCESS**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highways

DESCRIPTION OF SITE
The application site relates to a two storey semi-detached dwelling located within the development boundary. It is located within the Leek North ward. To the north, the application site is bound by another pair of semi-detached dwellings (Nos. 3 and 5). To the east the application site is bound by Argles Road which forms the frontage of the application site, beyond which are further pairs of semi-detached dwellings. To the south the application site is physically attached to No. 1 Argles Road which forms the other half of the semi-detached dwelling. To the west the application site is bound by the rear gardens of dwellings on Westminster Road.

PROPOSAL
The application seeks planning permission for the creation of an access which comprises a tarmac driveway and a dropped kerb to the front of the dwelling for the parking of vehicles.

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
Paragraph(s) 1-14
Section(s) 9 & 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is no relevant planning history associated with this site.

CONSULTATIONS
Publicity
Site Notice expiry date:
Neighbour consultation period ends: 20/11/2018
Press Advert: N/A

Public Comments
N/A

Leek Town Council Comments
Not unneighbourly

Staffordshire County Council Highways
No objections on Highway grounds, subject to conditions:

1. The development shall not be brought into use until the access and parking have been provided in accordance with the approved plan which shall thereafter be retained for the life of the development.

Reasons:- In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework.

Informative
The dropped crossing to the site shall be constructed in accordance with the submitted drawing no:
175/15/1. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
http://www.staffordshire.gov.uk/transport/staffshighways/licences/

OFFICER COMMENTS
Principle of Development
Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into account any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the

Local Plan will be approved without delay.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Core Strategy proposals map.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design
Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 12 of the NPPF highlights the importance of good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

The design of the dropped kerb will be to Staffordshire County Council standards. Any grant of planning permission would also be subject to an application under Section 184 to Staffordshire County Council to drop the kerb. Staffordshire County Council Highways Team have commented on the design of the proposals, stating that the site shall be constructed in accordance with the submitted drawing number 175/15/1.

The loss of the front garden area to hardstanding is regrettable in street scene terms but has already been carried out and can be undertaken under permitted development rights.

It is considered that the proposals are in accordance with policy in relation to design.

Highway Safety
Policy T1 of the Core Strategy relates to development and sustainable transport. It seeks to support development which reduces reliance on the private car and provides parking in accordance with the standards laid out in national guidance.

The highway authority has no objection to the proposals but have highlighted that the applicant will be required to submit an application under Section 184. Furthermore, as the road is not classified the access could be formed under permitted development rights.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission to drop the kerb in front of 3 Argles Road, Leek. This would allow parking of a vehicle in front of the dwelling, between the building and the highway. The application has been assessed by the Highway Authority as being acceptable, subject to a separate application under Section 184. It is recommended that the application is approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 15th December 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council