DELEGATED DECISION REPORT

SMD/2019/0009 **112 CHEADLE ROAD** **PROPOSED DROPPED KERB**
Valid 18/01/2019 **CHEDDLETON**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Character, design and appearance;
- Amenity; and
- Highway safety.

DESCRIPTION OF SITE

This application relates to no.112 Cheadle Road, a semi-detached two storey dwellinghouse located within an area that is predominantly residential in character. The application site is located on the western side of the highway and benefits from hard landscaping to the front garden. Properties within the immediate locality varying in architectural appearance and it is noted that a number of neighbouring properties have already carried out the necessary works to provide off-street parking.

The site falls within the Cheddleton Village Development Boundary.

PROPOSAL

Approval is sought to drop the kerb to the front of the application site in order to provide vehicular access.

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) 12

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

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 took place in Autumn 2018, with main modifications received in Autumn 2018. These will be the subject of public consultation in June 2019. It is anticipated that the Local Plan will be adopted in the Autumn 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 are considered to be relevant to this application:

SS1 Development Principles

1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 04.03.2019
Neighbour consultation period ends: 31.01.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No objection.

Severn Trent Water

As the proposal has minimal impact on the public sewerage system STW have no objection to the proposal and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

The presumption in favour of sustainable development is reflected in Core Strategy (CS) policy SS1, where it outlines the Council's expectation for all new development to make a positive contribution towards the sustainability of the Staffordshire Moorlands. CS policy SS1a states that the Council will work proactively with applicants in order to secure development that improves the economic, social and environmental circumstances of the area.

The application site is located within the Cheddleton Village Development Boundary. CS policy SS6a relates to the larger villages area strategy and supports development which is appropriate to the needs, capacity and character of the settlement.

The principle of development is considered to be acceptable.

Design

The application comprises a semi-detached dwellinghouse that is positioned centrally within a rectangular plot. The front garden has been laid to hardstanding under the allowances of permitted development. The remaining lawn is to be removed and replaced with stone flags. This application seeks approval for the formalisation of the access to enable the kerb to the front of the site to be dropped to allow for on-site parking. The proposed works are commensurate with other similar works that have taken place along Cheadle Road and that are common place within the immediate locality.

This application would not result in an incongruous form of development, nor would it appear out of character. This application is therefore considered to accord with policy DC1 and the NPPF.

Amenity

Due to the nature of the proposed works I am satisfied that the proposed dropped kerb would not result in significant injury to the amenity of neighbouring properties.

Highway Safety

The proposed dropped kerb would result in the creation of a new access, which will impact directly on the highway network. Staffordshire County Council Highways have been consulted on this application and raise no objection. The comments received recognise that the proposal does not meet normal standards. However, they state that there are other factors in the vicinity of the site that would render a recommendation of refusal unreasonable. Neighbouring dwellings have access crossings, no.108 is closer to the zebra crossing and has an access. The dwellinghouse located opposite the application site has no turning area and the nearby shop has an access virtually on the zebra crossing. Visibility at the proposed access is good. As such the proposed development would not harm highway safety

and is therefore considered to sufficiently accord with policies DC1 and T1 and the NPPF.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 21.03.2019

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council