DELEGATED DECISION REPORT

SMD/2019/0082 **Valid 11/02/2019**	**THE CURLEW POST LANE ENDON**	**VARIATION OF CONDITION 2 OF SMD/2018/0394 TO ALLOW FOR A PROPOSED NEW ACCESS AND CLOSURE OF EXISTING ACCESS** **(FULL - MINOR)**

MAIN ISSUES

- Whether or not the proposed re-positioning of the approved access would result in any greater harm to the character and appearance of the application site, streetscene, amenity and highway safety.

DESCRIPTION OF SITE

The site is located outside the settlement boundary for Endon and within the Green Belt.

The application site forms one of a group of three large detached properties located to the south of the Caldon Canal (Conservation Area). To the north, the application site is bound by The Bungalow, a detached property which has been recently renovated and extended. The Bungalow is directly adjacent to the Caldon Canal. Further to the north there is a small vehicular bridge which crosses the canal, which is controlled by a set of traffic lights. To the east, the application site is bound by Post Lane which forms the vehicular access with a private driveway, beyond which is agricultural land. To the south, the application site is bound by another large detached property (Post View), which is set within a large front and rear garden and has a similar private driveway. Beyond this to the south is the cricket club. To the west the application site is set within a long rear garden which extends towards the Caldon Canal, beyond which is agricultural land.

Works in association with approved planning reference SMD/2018/0394 have commenced.

PROPOSAL

Approval is sought to vary condition 2 of planning reference SMD/2018/0394 in order to allow for the closure of the existing vehicular access located within the north eastern corner of the plot and creation of a new vehicular access that is to be located to the south of the existing access. The approved plans showed no change to the existing access arrangements. Existing treatment to the north and south site boundaries is to remain unchanged. Laurel hedging and a planting bed is proposed to enclose the existing access. Stone chippings are proposed to surface the driveway and parking is to be retained as approved for 2 no. 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
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
R2 Rural Housing

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0394 – Retrospective application for a replacement dwelling – Approved 23.7.18

CONSULTATIONS

Publicity

Site Notice expiry date: 09.04.2019
Neighbour consultation period ends: 11.03.2019
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No objection subject to recommended conditions which are summarised as follows: to ensure that works are carried out within the highway limits prior to the access being first brought into use; surfacing of the driveway to be of a porous bound finish; closure of the existing access, prevention of gates; and restriction of height of boundary treatment and planting to ensure appropriate visibility.

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; of (d) where there are no relevant development 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 at Core Strategy policy SS1 which 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 he 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 outside the development boundary of Endon and falls within the Green Belt. As such policy SS6c is applicable to the determination of this application.

Extant planning permission exists for the construction of a detached bungalow with associated access arrangements. This application seeks approval to alter the approved access arrangements in order to the located the access to the south of that approved. The principle of development has been established. Although the existing access would be repositioned more centrally along the plot frontage, this is not considered to conflict with green belt policy or harm the openness of the green belt.

Design

The proposed variation would have no greater impact to the character and appearance of the application site, wider street scene or setting fo the conservation area than that already approved. As such this application is considered to accord with policy DC1 which requires all new development to be of a high quality and designed to respect the site and its surroundings and promote positive sense of place and identity through scale, density, layout, siting, character and appearance.

Amenity

The proposed repositioning of the approved access would have no greater impact on the amenity of nearby properties than that already consented. Accordingly the development complies with Policy DC1.

Highway Safety

Staffordshire County Council has been consulted on this application and have raised no objection subject to conditions that secure appropriate visibility and surfacing. The conditions outlined in their comments are considered to be acceptable and in accordance with the National planning Policy Framework.

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: 07.05.2019

X

Jane Colley

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council