DELEGATED DECISION REPORT

SMD/2019/0462	**9 HOLLINGTON ROAD**	**PROPOSED NEW DRIVEWAY**
Valid 01/08/2019	**UPPER TEAN**	**AND RETAINING WALL**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design/visual impact;
- Highways and drainage
- Neighbour amenity;
- Trees.

DESCRIPTION OF SITE

The application site is 9 Hollington Road Tean, a detached, two-storey dwelling. The dwelling forms part of a well-established residential area and is set well back from the road behind a drystone wall, timber panel fence and well-established cluster of conifers/trees. The land rises in level from the front of the house towards the rear boundary with the steepest section being the site frontage before becoming more level towards the rear.

For the purposes of planning policy consideration the application site is located within the Upper Tean Village Development Boundary and does not form part of any Conservation Area. Furthermore there are no Listed Buildings or protected trees which need to be considered.

PROPOSAL

The application is for a new drive/parking area at the front of 9 Hollington Road. The proposals would see the demolition of the road-fronting dry-stone wall, the removal of the fence panels, excavation to level the land and the construction of new retaining walls and staircase.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport

Supplementary Planning Guidance

Supplementary Planning Document: Staffordshire Moorlands Design Guide

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 is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications is to be determined and will be subject to consultation in due course. The Inspector will then be in position to write his final report. Subject to the findings of the appointed Inspector, the Local Plan can then be adopted by the Council. This will be towards the end of 2019 at the earliest. Upon adoption, the Local Plan 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 (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
SS8	Larger Villages Area Strategy (Limited)
DC1	Design Considerations (Moderate)
T1	Development and Sustainable Transport (Moderate)

National Planning Policy Framework

Including sections;

2:	Achieving sustainable development
9:	Promoting sustainable transport
12:	Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

01/00360/FUL	Single storey rear and side extension to form garage and utility. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 29/08/2019.
Neighbour consultation period ends: 26/08/2019.

Public Comments: No representations received.

Checkley Parish Council: No representations received.

Staffordshire County Council Highways: No objections subject to conditions.

Trees: No representations received.

Staffordshire County Council Minerals: No comments to make on the application as the application site is not within or near to any permitted waste management facility; or is exempt from the requirements of Policy 3 Mineral Safeguarding in the Minerals Local Plan for Staffordshire (2015 - 2030); or is development subject to standing advice for development proposals within mineral safeguarding areas.

Severn Trent Water: No objections to the proposals but advise that there may be a public sewer located within the application site.

OFFICER COMMENTS

Principle of Development
There are no objections to the principle of creating an off-road parking area at the front of 9 Hollington Road. The matters to consider are therefore whether the works are acceptable in terms of their design and visual impact and whether there are any highways, neighbour amenity, tree or drainage objections.

Design/visual impact
The proposed parking area is currently screened from view by a drystone wall and timber fence. Approval of the application would see the site (including dwelling) become visually conspicuous as a result of the boundary wall/fence/planting removal. Excavation would level an area of land approximately 7.4m deep and 12m wide. A new staircase would be formed, leading upwards towards the house and its generously sized front garden area. The plans show that the side retaining walls would be stepped and that the rear retaining wall would have a height of approximately 2m with a 1.1m high safety guard rail above. The plans indicate the intent to have a non-permeable macadam hardstanding and timber cladding attached to the masonry retaining walls.

Visually there are no concerns about the creation of an off-road parking area at the front of 9 Hollington Road. An excavated parking area would not harm the character of the road. There is no uniform appearance to the street and the scheme would not result in a development which looked out of place or at odds with its surroundings. Other dwellings have off-road parking facilities, mainly in the form of lengthy driveways sloping towards Hollington Road.

However, there are concerns about the proposed use of timber cladding. There are no immediate properties which have a timber clad parking area and this material would look out of place/at odds with its surroundings. There are other options available and following on from discussions with the architect it has been agreed to add a condition requiring samples/details of alternative types of cladding ie stone or brick.

Highways and Drainage
County Highways officers have no objection to the application but do require some form of surface water drainage. At present the plans show a non-permeable hardstanding with no other means of surface water drainage. Highways officers require either porous surfacing material or a drainage channel. The architect has confirmed that a porous surfacing material would be preferable to a drainage channel/grid. A suitably worded condition could secure these details.

Neighbour amenity
The application does not raise any material planning concerns in respect of neighbour amenity. The scheme will remove vehicles which might otherwise have been parked on the road, freeing the street from obstructions. The new parking area will not be near to any neighbouring windows and the plans shows that boundary hedgerows are to be retained.

Trees
The scheme would see the loss of some vegetation at the front of the site but these are not protected trees.

CONCLUSION / PLANNING BALANCE

There are no 'in principle' objections to the application. For the reasons outlined above within the report (including the addition of conditions), there are no design, visual amenity, highways, neighbour amenity, tree or drainage related reasons why the application should not be approved. Conditional approval is recommended.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 27/09/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council