

DELEGATED DECISION REPORT

SMD/2021/0731
Valid 09/11/2021

44 COLERIDGE DRIVE
CHEADLE

EXTEND EXISTING
PAVEMENT CROSSING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highway Safety

DESCRIPTION OF SITE

The site comprises a brick, render and tile detached dwelling and its associated curtilage, located in the Cheadle West ward. The site is within the Cheadle Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The site is enclosed by neighbouring dwellings comprising a section of Coleridge Drive. No. 46 Coleridge Drive lies to the North of the site and No. 42 Coleridge Drive is situated to the South. The rear curtilage of the site adjoins the playground, Austin Close. The Coleridge Drive highway runs adjacent to the dwellinghouse along the West. While the front driveway of the dwellinghouse has a capacity of 2 off road parking spaces, they are not strictly being used for parking, due to not having a suitable access in place.

PROPOSAL

The proposed development consists of extending the existing pavement crossing by using Tarmacadam paving and dropped kerbs to match existing and to the approval of Staffordshire County Council Highways Department, serving the purpose of creating a new access. The dropped kerb would require dropping three kerbstones which would adjoin the existing dropped kerbstones, comprising 1.37 metres. The pavement adjacent to the dropped kerbstones leading up to the curtilage of the dwellinghouse will then be relevelled and resurfaced with Tarmacadam paving to match the existing pavement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles

1a Presumption in Favour of Sustainable Development

SS2 Settlement Hierarchy

SS7 Cheadle Area Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14

Section(s) 4 – Decision making, 12 – Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/1181 – Residential development, public open space and provision of access road. Approved.

SMD/1985/0575 – Site for residential development and ancillary open space. Approved.

SMD/1988/0486 – Off Glebe Road, Cheadle – service roads and associated sewers. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 05/01/2022

Neighbour consultation period ends: 29/12/2021

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Cheadle Town Council have no objections to the proposed highway works.

Staffordshire County Council Highways

Staffordshire County Council Highways department do not object to the proposed application.

The applicants will however be required to apply for a Section 184 from their Network Management Unit.

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.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Cheadle. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS7, new development should be directed to the most sustainable locations. The site lies within the market town of Cheadle, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed highway works include design and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and street scene.

It must be noted that the visual impact of three dropped kerbstones, relevening the pavement and resurfacing the pavement with Tarmacadam paving would not lead to an aesthetic detriment to the street scene. The addition of dropped kerbs to create

easy access to driveways' is a common feature along Coleridge Drive. There are a number of other dwellinghouses on the same side of the road, which are served by dropped kerbs and relevelled, resurfaced paving, therefore the proposal would reflect the existing character of the street scene. Both direct neighbours already have accessible parking to the front of their property, served by a relevelled and resurfaced area from the public highway.

Hard surfacing has already been installed to the front of the dwellinghouse, thus, the visual impact of the resurfacing using tarmacadam would have a minimal visual impact on the surrounding street scene.

It is therefore considered that the proposals would not harm the existing character of the street scene and would accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and should contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The sole purpose of the proposed dropped kerbs, releveling and resurfacing is to allow for easier access of off-street parking for the residents of the dwellinghouse. As Policy T1 promotes development which can be safely accessed in a sustainable manner, as well as the benefits of off-street parking facilities, it must be taken into account that the proposed development would fully comply with what would be considered as positive development. Facilitating off road parking within the curtilage of the property would enhance the use of the dwellinghouse, thus creating a sustainable additional feature in accordance with policy.

Staffordshire County Council Highways department have raised no highway safety concerns regarding the proposed dropped kerbstones and releveling and resurfacing of the pavement. They have however requested that the applicants apply for a Section 184 from their Network Management Unit, in order to obtain the relevant permissions to carry out the proposed highway works.

As such the proposed dropped kerb and accompanying hard surfacing is not considered to compromise highway safety and therefore complies with Policy T1 of the Local Plan.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application being acceptable in design, having no adverse effect upon visual amenity and no overall impact on highway safety, it is deemed acceptable under planning policy. No aspect of the proposed development would be out of

character within the surrounding area. Creating off-road parking would enhance and serve the purpose of an existing dwellinghouse, thus adhering to Policies SS2 and T1. Therefore, the proposed development is considered acceptable.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 04/01/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council