

DELEGATED DECISION REPORT

SMD/2021/0660
Valid 20/10/2021

60 NEWPOOL ROAD
KNYPERSLEY

**WIDENING OF EXISTING
VEHICLE ACCESS ON
HIGHWAY**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Issues
- Neighbour amenity
- Highway safety

DESCRIPTION OF SITE

The application site comprises of a detached modest bungalow setback from the main road within the town development boundary in the Biddulph West ward. There is a large grass verge with soft landscaping immediately to the front of the property's curtilage that screens much of the property. There is also an integral garage and ample off-street parking to the front of the property for 2 cars.

PROPOSAL

The applicant sought planning for the existing driveway access to be widened by an additional 3m. The existing landscaped verge is to be removed to allow more wheelchair accessibility into the property; This is to be replaced with tarmac.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY

SMD/2005/0667	Single storey front and rear extensions	Approved 16/08/05
SMD/2007/0476	Rear dormer window	Approved 09/07/07

CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21
Neighbour consultation period ends: 10/11/21
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Severn Trent Waters

No objection subject to informatives

Staffordshire County Council Highways

No objection subject to conditions

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the Development Boundary of Biddulph; a 'town' as identified by Local Plan policies SS2 and SS6. The minor development is considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The widening of the vehicular access will result in the loss of the soft landscaping to the front. It is considered that whilst this will affect the frontage of the property and continuity of soft landscape verges along the street, the loss will be negligible as there will be some retained landscaping and for the purpose of allowing more accessibility for a wheelchair user. Therefore on this occasion, the removal of the grass verge is deemed acceptable.

Amenity

Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The immediate neighbours' amenity will be maintained as the widening of the vehicular access is to the front of the property. The proposed development will not

have a detrimental effect on neighbouring amenity and it will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

Staffordshire County Highways has raised no objection to the extend an existing dropped crossing to provide a wider, improved access to 60 Newpool Road subject to the following conditions:

1 The driveway access hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary in accordance with the approved plans and application notes.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

In addition, it was noted in the Highway Engineer's comments that the applicant is required prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. This will be added as an informative and the applicant has been informed prior to any decision made.

It is therefore not considered that the proposed extension will have a detrimental effect on highway safety. The development will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 11/01/22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council