

DELEGATED DECISION REPORT

SMD/2022/0018
Valid 14/01/2022

GREYWOODS
CHEDDLETON ROAD
LEEK

PROPOSED VEHICLE ACCESS
INCLUDING DROPPED KERB
AND ASSOCIATED
HARDSTANDING

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a large detached, two-storey dwellinghouse located on the corner of Cheddleton Road and Birchall Lane, within the Development Boundary of Leek. The dwellinghouse fronts onto Cheddleton Road.

The western boundary of the application site comprises a dwarf stone wall with a privet hedge above/behind. Pedestrian access to the dwellinghouse is from Cheddleton Road via 2no. separate accesses. Vehicle access is gained via Birchall Lane to the rear of the dwellinghouse's back garden, where there is a driveway leading to a detached double garage.

PROPOSAL

Full planning permission is sought to create a new vehicle access onto Cheddleton Road, the A520, a classified road.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
- 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS5 Leek Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0645 Outline Application for two residential building plots with new/existing accesses onto Cheddleton Road and Birchall Lane.
Refused 12/02/2021

SMD/2021/0210 Outline Application with some matters reserved (except for Access and Layout) for Change of Use of part garden area to one number residential building plot with new access onto Cheddleton Road
Refused 17/08/2021

Both these applications were refused, however, it should be noted that neither application was refused in respect of the proposed access onto Cheddleton Road.

CONSULTATIONS

Publicity

Site Notice expiry date: 23/02/2022

Neighbour consultation period ends: 08/02/2022

Press Advert: N/A

Public Comments: None

Town / Parish Comments: Leek Town Council recommend approval subject to the following comment: not unneighbourly.

SCC Highways: No objection subject to conditions.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) 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 (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The dwellinghouse is located within the Development Boundary of Leek; a 'town' as identified by Local Plan policies SS2 and SS5. Extensions and alterations within the curtilage of a dwellinghouse in a town 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.

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design.

It is proposed to increase the size of the northern-most opening that is currently used as a pedestrian access fronting onto Cheddleton Road. The opening will be 7 metres wide and will result in the removal of the existing dwarf wall and hedgerow along this section. The dwarf stone wall will extend into the site on either side of the access, leading to 2no. stone built gate pillars. The garden area behind the proposed access will be laid to tarmac and will provide 2no. parking spaces and a turning area. The remainder of the boundary wall and hedge will be retained. A dropped kerb will be created onto Cheddleton Road.

This section of Cheddleton Road is characterised by dwellinghouses set back from the road by front gardens, with a variety of boundary treatments interspersed with gaps that provide access to driveways and off-street parking areas. The provision of 1no. additional opening to create an access/parking/turning area will not adversely affect the character of the street scene, particularly as a large proportion of the front boundary treatment will be retained that will help to soften the visual appearance of the proposed development. A condition should be attached that requires the dwarf walls and stone pillars to be constructed of materials to match the existing stone wall, in order to maintain the appearance of the street scene.

It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Amenity

Local Plan 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 proposed access will be sited in close proximity to an existing access and driveway that follows the northern boundary of the application site, leading to the dwellinghouses known as 'Fairhaven' and 'Aldbury'. This access and driveway separate the proposed development from the nearest neighbouring property, 'Blackthorne House'.

The proposed access will be utilised by 1no. dwellinghouse and will comprise 2no. parking spaces. The existing driveway and garages located to the rear of the application site will be retained. The proposed development will therefore not generate significant trips and it will not adversely affect the amenity of neighbouring properties.

It is for these reasons that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Highways

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

The Highways Engineer has assessed the application and made the following comments:

'The property currently benefits from a garage and parking area accessed off Birchall Lane. This proposal is for the creation of a new parking and turning area accessed via a new vehicular access (dropped crossing) from Cheddleton Road as detailed in submitted Drg No. 2021-2665-02 Rev A. The proposed access to Greywoods provides adequate visibility and parking and turning area.'

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0018) subject to the following being conditioned:

- The access crossing and parking and turning area shall be constructed in accordance with approved drawing Drg No. 2021-2665-02 Rev A.*
- The parking and turning area shall thereafter be retained unobstructed as parking and turning areas for the life of the development.'*

The development will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

Other Considerations

The application site contains a number of TPO protected trees, however, these are located in the southwestern corner of the site and along the northern and southern boundaries of the site. The proposed access/parking/turning area will not be located within close proximity of these trees and therefore it is not necessary to assess the development's impact on existing trees.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 09/03/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council