

DELEGATED DECISION REPORT

SMD/2021/0447
Valid 14/10/2021

121 HIGH LANE
BROWN EDGE

DOMESTIC ACCESS
CROSSING TO EXTEND
DROPPED KERBS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Neighbour amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a semi-detached property located on the north side of High Lane, which is a long stretch of road that connects Brown Edge with Endon and Norton. The site is within a residential area and within the development boundary of Brown Edge.

PROPOSAL

The application seeks permission for an extension to the existing dropped kerb to improve access to the existing driveway serving the property.

The application coincides with application SMD/2021/0448 in which No.123 intends to extend their existing dropped kerb that will connect with the applicant's extended dropped kerb.

Block Plan shows the vehicle access is to be widened by 3 kerbs to the north-east of the existing access.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 9- Promoting Sustainable Transport

SITE HISTORY

SMD/2019/0361	First floor side extension to form two bedrooms, retention of gable roof to the previously approved two-storey rear	Approved 10/07/20
---------------	---	----------------------

	extension, retention of re-built garage and hipped roof over single storey rear extension	
SMD/2016/0086	Retention of part single, part two storey rear extension at No. 121 and two storey rear extension at No. 123	Approved 14/04/16
SMD/2015/0644	Proposed rear two storey, single storey and basement extensions	Approved 03/12/15

CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/21

Neighbour consultation period ends: 5/11/21

Press Advert: N/A

Public Comments None received

Brown Edge Parish Council No objection

Staffordshire County Council Highways No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Brown Edge and is identified as a larger village in accordance with Policy SS8. SS8 supports well designed householder development that would meet the needs of a homeowner. Such development must comply with the other policies of the Local Plan, in particular Design Policy DC1 and the SMDC design guide.

Design

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

The nature of the proposal is such that there would be no impact on the character of the street scene. The property is already served by a driveway with a dropped kerb and the proposal merely seeks to extend the dropped kerb. Other properties along the road are served by pavement crossings and therefore the proposal will not be uncharacteristic of the area. Finishes would comprise concrete kerb and hardstanding to match existing.

The development complies with the principles set out within policies SS8 and DC1 of the Local Plan.

Amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The alterations to the access will not result in any adverse impact on the amenities of the neighbours since there is already a vehicular access and a driveway serving this property. The application thereby accords with Policy DC1 in this respect.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development that can satisfactorily accommodate generated by the development or can be improved as part of the development.

The dwelling is served by an access driveway and parking provision on the driveway. The proposed extension to the kerb will improve access to the driveway and will not adversely affect highway safety. SCC Highways noted that it will improve access and facilities access to the current hardstanding. SCC Highways raised no objection subject to an informative requiring the applicant to submit a Section 184 Notice of Approval from the Staffordshire County Council.

The proposal therefore complies with policy T1 of the adopted Core Strategy.

CONCLUSION

The application is therefore considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 11 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 9/05/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council