

DELEGATED DECISION REPORT

SMD/2022/0119
Valid 23/03/2022

11 FAIR VIEW
BATTLESTEADS
ALTON ST10 4BE

NEW VEHICULAR ACCESS TO
THE GARDEN

(FULL – MINOR)

MAIN ISSUES

- Principle of Development
- Design and visual impact
- Neighbour amenity
- Highway Safety & Parking

DESCRIPTION OF SITE

The application site is 11 Fair View, Battlesteads, a single storey dwelling. The property is elevated above the highway and has mature landscaped garden to the front and side of the house, as well as off-road parking (drive and extensive garaging). There is a 5m land level variation within the site creating an upper level and lower level to the garden. The dwelling is located within the countryside, outside a settlement boundary. The property is not located within a Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered.

The property is located off a classified class C highway – with a 30mph speed limit.

PROPOSAL

The application is for new vehicular access. The applicant seeks vehicular access to allow vehicles to physically get onto this area of the garden, it being on a lower plateau level to the remainder of the garden that sits to the east of the dwelling/site. The applicant/gardener struggles to get machinery down to the lower garden to undertake landscaping and rubbish removal would be easier if his van could utilise the proposed access.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy

National Planning Policy Framework

Including sections

2: Achieving sustainable development
6: Building a strong, competitive economy
9: Promoting sustainable transport
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0771 Certificate of lawful use of outbuilding as ancillary to residential use of the dwellinghouse – Approved 09/02/2017

SMD/2008/1069 - Certificate of proposed lawful use or development for detached domestic ancillary accommodation building - Refused 04/11/2008

SMD/2007/0772 Single storey side/rear extension – Refused 26/10/2007

SMD/2006/0296 Single storey extension – Refused 20/06/2006

SMD/2003/1003 Single storey side/rear extension and double garage – Refused 18/11/2003

SMD/2003/0089 vehicular access – Approved 20/04/1996

SMD/1985/0028 Construction of four dwellings – Refused 20/02/1985

CONSULTATIONS

Publicity

Site Notice expiry date: 9 May 2022
Neighbour consultation period ends 7 June 2022

Public Comments

No representations received during the determination period.

Town / Parish Comments

Object to the application on the grounds that the removal of the dry stone wall to facilitate the opening for the access will result in a loss of heritage in the area.

Staffordshire County Council Highways

No objections subject to conditions relating to: 1. visibility splay and for it to be kept free of obstruction over a height of 600mm, and; 2. A bound material be used to surface the access 5m back from the edge of the highway to prevent spillage of materials onto the highway.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS10 identifies support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, highway safety and turning/parking provision.

Design & Visual Impact

There are no design objections to the proposal.

The applicant is not prevented from freely removing the stone wall or domestic planting along the boundary fronting the highway at any time and replacing the entire lawn with gravel. It is the vehicular access onto the highway that is considered development and the necessity to provide visibility splays acceptable to the highway authority. Visually an additional point of access along the frontage will not be viewed as out of character at this location.

The concern raised by the Parish Council that in order to facilitate the proposed vehicular access to the garden the dry stone wall would be required to be removed, resulting in a loss of heritage in the area is noted. The wall is not protected, notwithstanding, the block plan shows a wall set back and built along the visibility splay sight line, thereby maintaining a wall feature to the property frontage.

Amenity

The site is within a rural setting with residential dwellings sited opposite the application site. Opposite the point of access is a PROW stile and a driveway entrance serving the neighbouring property. The field next to the garden is served by a field gate. A driveway to the east of the site provides parking area and garaging that serves the site. This secondary access will be used to ease maintenance of the lower garden area.

The positioning does not conflict with existing access points (vehicular or pedestrian) and is considered to be acceptable in terms of neighbour amenity impact.

Highway Safety

Development proposals should make safe provision for access to and from the site for all users of the development, including the provision of access to adopted highways and visibility. Following officers' concerns that plans did not accurately show the detail of the proposed visibility splay and positioning of the access, amended plans were submitted and reconsulted upon. The Highways Officer has

taken the location and the site in relation to the highway into consideration and considers that based on the plans provided, the proposal is acceptable, and the resultant traffic and manoeuvres it will generate will not have an unacceptable impact on the safety and operation of the highway.

Highway Access

The parking and manoeuvring area shown on the block plan will be surfaced in a porous material, other than an area 5m back from the highway that will be a bound material to contain and prevent spillage of materials onto the highway. The vehicles will manoeuvre so as to enter and leave the point of access in a forward direction.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION: **Approve with conditions**

Case Officer: P. Twigg

Recommendation Date: 10.06.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council