

DELEGATED DECISION REPORT

SMD/2022/0269
Valid 16/06/2022

218 UTTOXETER ROAD
BLYTHE BRIDGE

WIDEN DRIVEWAY ACCESS
(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 Forsbrook ward. The site is within the Blythe Bridge Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The site is enclosed by neighbouring dwellings comprising a section of Uttoxeter Road. The Meadow, No. 220 Uttoxeter Road lies to the East of the site and No. 216 Uttoxeter Road is situated to the West. The rear curtilage of the site adjoins an area of open green space. The Uttoxeter Road highway runs adjacent to the dwellinghouse along the North. While the front driveway of the dwellinghouse has a capacity of 4 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 widening the driveway access to the dwelling, by demolishing a brick pillar and section of the front garden wall (adjacent to the highway) and dropping an additional four kerbstones and one transition kerb. The applicants are proposing to demolish a total of 3.6 metres of the garden wall to create provision of better access as a result of the proposed dropped kerbstones. The existing block paving, raised flower bed and associated decorative wall on the driveway would then be removed and replaced with SUDS gravel driveway, a 1000mm band of pavers and a planted area.

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
SS8 Larger Villages 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/1978/0315 – Extension to form larger lounge, kitchen and bathroom. Approved.

SMD/1993/0325 – Rear extension to provide dining / utility room. Approved.

SMD/2005/0121 – Construction of wall to front side of property. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/08/2022

Neighbour consultation period ends: 15/07/2022

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Forsbrook Parish Council do not object to the proposed development.

Staffordshire County Council Highways

Initial Comments:

“Current records show there were no Personal Injury Collisions on Uttoxeter Road within a 50 metre radius of the property for the previous five years.

The property is located on Uttoxeter Road, an A classified road (Road No. A0521). Uttoxeter Road is subject to a speed limit of 30 mph and has the benefit of streetlights and footways.

The proposal is to extend an existing vehicle access (dropped crossing) to provide a wider, improved access to 218 Uttoxeter Road. The vehicle access is to be widened by 4 dropped kerbs and 1 transitional kerb to the west of the existing access as detailed in Drg. No. A3/218UR/102 Rev A. This work shall require a Section 184 Notice of Approval from Staffordshire County Council.

It is noted the proposed surface material for the parking area will be granular material with a band of pavers 650mm wide between the granular material and the rear of the footway (detailed on Drg. No. A3/218UR/102 Rev A). The granular material could be dragged onto the footway and highway causing a highway issue. I therefore require a revised drawing showing either a minimum of 1m retaining strip in block paving or tarmac to hold back the granular material for the full width of the access.

It is noted on Drg. No. A3/218UR/101 Rev A, a wall is to be demolished. Given the proximity to the adopted highway these works may require a Permit to Dig.

Recommendations: There are no objections on Highway grounds to the proposed development subject to the condition on the decision notice."

Revised comments:

"It is noted the proposed surface material for the parking area will be granular material with a band of pavers 1000mm wide across the full width of the access between the granular material and the rear of the footway (detailed on Drg. No. A3/218UR/102 Rev B). The band of pavers 1000mm wide will ensure that the granular material would not be dragged onto the footway and highway causing a highway safety issue.

It is noted on Drg. No. A3/218UR/101 Rev A, a wall is to be demolished. Given the proximity to the adopted highway these works may require a Permit to Dig.

Recommendations: There are no objections on Highway grounds to the proposed development.

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 more concentrated focus on future growth is to be directed to larger village settlements, including Blythe Bridge. 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 SS8, new development should be directed to the most sustainable locations. The site lies within the town of Blythe Bridge, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a 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 driveway 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 four dropped kerbstones, the removal of a section of front garden wall and replacement front driveway with SUDS gravel driveway and a planted area 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 Uttoxeter Road. There are a number of other dwellinghouses on the same side of the road, which are served by dropped kerbs, 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 dropped kerbstones from the public highway.

Hard surfacing has already been installed to the front of the dwellinghouse, thus, the visual impact of replacing it using SUDS gravel and a 1000mm band of pavers would be minimal 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 104 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 is to allow for easier access for 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.

Initially, Staffordshire County Council Highways department had no objections to the proposed works, however they raised one concern regarding the use of SUDS gravel for the whole of the replacement driveway. They have expressed concern that the granular material could be dragged onto the footway and highway causing a highway issue. Therefore, they requested that a revised plan is submitted showing either a minimum of 1m retaining strip in block paving or tarmac to hold back the granular material for the full width of the access. A revised plan has been submitted showing that a band of pavers 1000mm wide across the full width of the access between the granular material and the rear of the footway will be implemented, solving the concern raised. Therefore, it has only been conditioned that the proposed development is carried out in accordance with the revised plan submitted.

Additionally, they have 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, subject to all conditions raised.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 11/08/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council