

DELEGATED DECISION REPORT

SMD/2022/0609
Valid 19/01/2023

101 CONGLETON ROAD
BIDDULPH

**PROPOSED DRIVEWAY AND
ACCESS ALTERATIONS
INCLUDING NEW DROPPED
KERB FROM HIGHWAY**

(FULL - HOUSEHOLDER)

MAIN ISSUES:

- Principle of Development
- Street scene Impact
- Neighbouring Amenity; and
- Highway Safety

DESCRIPTION OF SITE:

This application relates to a detached property located within the Biddulph Town Development boundary. The application dwelling benefits from a landscaped garden to the front. The front boundary is served by a stone wall.

PROPOSAL:

Consent is sought for a driveway and access alterations including new dropped kerb from highway.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES:

Core Strategy Development Plan Document (Adopted 2014):

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Biddulph Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

Other Documents:

National Planning Policy Framework
Staffordshire Moorlands Design Guide SPD
Space about Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS:

No planning history.

CONSULTATIONS:

Publicity:

Site Notice expiry date: 10/05/2023
Neighbour consultation period ends: 10/05/2023
Press Advert: N/A

Public Comments:

No comments received within consultation period.

Town / Parish Comments:

Approve subject to no adverse comments from County Highways.

Highways:

There are no objections on Highway Grounds, subject to conditions.

OFFICER COMMENTS:

Principle of Development

The application site is located within the settlement boundary of Biddulph. Policy SS6 relates to Biddulph Area Strategy and the area seeks to focus future growth in these settlements and to strengthen their role as service centres.

As the development relates to a proposed driveway and access and is within the residential curtilage of the property the principle of the development is acceptable subject to other material considerations.

Design and Conservation

Core Strategy policy DC1 states that all new development should be of a high quality and be designed to respect the site and its surroundings; having regard to matters of siting, scale, density, character, and appearance. NPPF paragraph 126 states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Good design is a key aspect of sustainable development'. The Council's Design SPD provides a clear guide as to the Council's expectations in terms of design, which states that 'extensions should harmonise with the parent building.

This application seeks approval for the removal of part of the front wall in order to facilitate on-site parking to the front of No. 101 Congleton Road. The new dropped kerb does not raise any concerns in terms of design.

The application site has an open aspect front garden which is made up of mostly soft landscaping, all the other dwellings within this aspect of the street scene have a similar style of front garden which provides pleasant visual amenity to this part of the street scene. The dwellings within this part of the street scene do not benefit from off-street parking.

It is acknowledged that there are dwellings located to the South-West of the application site which benefit from off-street parking to the front of their property. However these dwellings are of a significantly different arrangement to the application site as the dwelling is located much closer to the highway and is located on a lower level to that of the application site.

It is therefore considered that the proposed development would have a negative impact on the visual amenity on the application site and this aspect of the street scene as it is not designed to respect the design of the site and the street scene.

Amenity

Policy DC1 seeks to protect the amenity of the area, including residential amenity. This application is considered to be of a scale and nature that is not likely to cause significant injury to the amenity of nearby properties.

Highway Safety

The application site will provide off-street parking for the dwellinghouse and this is considered to have a positive impact on Highways.

Highways were consulted on the application and raised no objection to this application, subject to conditions. However, the condition requested is not acceptable and therefore the proposed development cannot be supported in its current form. The proposed condition from Highways is below:

Notwithstanding any details shown on the approved plans no development shall be brought into use until revised details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- maximum height of wall on frontage of 600mm;

The wall shall thereafter be constructed in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

The wall as shown on the plans has a height of approx. 0.9m and therefore provides a poor visibility splay to the Highway and therefore the proposed development is not considered acceptable. In order to prevent a poor visibility splay the wall would be required to have a maximum height of 0.6m. Amended plans cannot be a condition.

Other Matters

It is also unclear as to what the levels would be with the proposed development, in the event of an approval a section would be required illustrating the levels of the proposed development.

CONCLUSION / PLANNING BALANCE:

This application is considered to fail to accord with the relevant policies contained in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework. As such a recommendation of refusal is provided.

OFFICER RECOMMENDATION :. Refuse

Case Officer: Nicole Quinn

Recommendation Date: 09/05/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council