DELEGATED DECISION REPORT

SMD/2023/0283 **Valid 12/06/2023**	**101 CONGLETON ROAD BIDDULPH**	**PROPOSED DRIVEWAY AND ACCESS ALTERATIONS INCLUDING NEW DROPPED KERB FROM HIGHWAY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES:

- Principle of Development
- Design
- Neighbouring Amenity
- 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:

SMD/2022/0609 – Proposed driveway and access alterations including new dropped kerb from highway – Refused on highway safety ground and the impact on the visual character of the street scene.

CONSULTATIONS:

Publicity:
Site Notice expiry date: 21/07/2023
Neighbour consultation period ends: 10/07/2023
Press Advert: N/A

Public Comments:

No comments received within consultation period.

Town / Parish Comments:

No comments received within consultation period.

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
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 and raised front garden area 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 front garden slopes up towards the houses, which are in an elevated position above the footway. The dwellings within this part of the street scene do not benefit from off-street parking and the raised front gardens contribute positively to the character of the road.

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. Consequently the proposal do not address the earlier concerns and reason for refusal.

It is therefore considered that the proposed development would have a negative impact on the visual amenity on the application site and the removal of the landscaped area would significantly alter the character of this part of the road.

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. The front wall would be lowered to ensure that appropriate visibility splay are provided, and therefore overcome the previous reason for refusal.

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: 24/07/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council