

DELEGATED DECISION REPORT

SMD/2024/0113
Valid 21/03/2024

95 TUNSTALL ROAD
BIDDULPH

INSTALL NEW DROPPED KERB, REMOVE FRONT STONE WALL. DIG OUT PART OF FRONT GARDEN, BUILD NEW RETAINING WALL IN BLOCK WITH TIMBER CLADDING. TARMAC HARDSTANDING TO CREATE OFF ROAD PARKING WITH ACO DRAIN AND SOAKAWAY TO FRONT OF HARDSTANDING. CREATE NEW STEPS AND PATH TO THE LEFT FOR PROPERTY ACCESS, REMOVE HEDGE TO THE RIGHT SIDE AND INSTALL NEW FENCING. RETAIN HEDGE TO THE LEFT.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The proposed site relates to a front garden associated to a semi-detached dwelling. The property fronts onto Tunstall Road, Biddulph. The site sits within the Biddulph Development Boundary, where positive development is encouraged to be concentrated. The property adjoins onto 93 Tunstall Road to the north.

The front garden is on an incline, partly soft landscaped and partly slabbed for access to the property via stairs. There is a metre high stone wall that screens the curtilage from the path/ road.

PROPOSAL

Planning permission is sought for a 4.5m width dropped kerb and a partial removal of the front wall to allow access for an off-road car parking space. The 4.1m width gap will provide accessible for one vehicle from Tunstall road. The applicant intends to excavate part of the garden, landscape the front and build a new retaining wall. Any waste material is to be relocated it to the rear of the garden. The staircase to the

property will be relocated and made central, a new retaining wall is to be and the hardstanding will be made up of Indian stone flags.

In the original submission, the applicant proposes two parking spaces with an opening of 4.7m with the stairway to the eastern side. This was later changed to one parking space due to the positioning of a man hole that has restricted full access of path.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS1 Development Principles

SS6 Biddulph Area Strategy

DC1 Design Considerations

TC1 Development and Sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Paragraph(s) 1 – 14

Section(s) 4 – Decision making, 12 – Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/04/24

Neighbour consultation period ends: 15/04/24

Press Advert: N/A

Public Comments

Neighbours	One representation was received. Support - Reduction of on street parking and the provision of appropriate drainage for the off street provision is supported, particularly considering the location on a busy road
SCC Highways	No objection subject to conditions
Town Council	Recommend approval

OFFICER COMMENTS

Principle of Development

Local Plan policy SS6 identifies Biddulph as a 'Larger Village' where there is 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 and in this instance include design, visual impact, neighbour amenity, parking and drainage.

The proposal is in accordance with Policy SS8 of the Local Plan.

Design and visual impact

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings.

When considering the wider visual impact, the application site sits along a number of dwellings with off road parking. Notably, the handed property has off road parking with a ground floor detached garage and, the adjacent property has a long driveway that can accommodate two cars off road.

The proposed works will intentionally make the frontage more exposed from the public realm to provide accessible parking. This alteration would have limited impact to the existing street-scene considering there is a strong precedence of this type of development. As such, it would not appear out of place.

Referring to the proposed landscaping, it is well balanced as there is a good proportion of soft landscaping and hardstanding to be a functional space for the occupiers of the dwelling. Overall, the scheme is considered to be visually acceptable.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring properties that this proposal would impact upon are the neighbouring properties on either side of the property at: 93 and 97 Tunstall Road. Both properties sit on a bank on a higher ground to their front lawn and main road.

There are no instances of overlooking and views into the habitable windows as the proposed landscaping is to the front of the properties and will sit lower than the neighbours' properties. Therefore, the neighbour's amenity will be maintained and accords with Policy DC1.

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will

only be granted for development incorporating adequate and satisfactory parking provisions.

The initial proposal was for a parking area of 5.9m wide by 6.8m. However the proposal was amended and the proposed parking area will measure 3m wide by 5.4m long. The initial proposal made provision for the parking of 2 vehicles.

The Highway officer considered the revised parking area is sufficient to accommodate only 1 vehicle; parking space of 2.4m by 4.8m. The proposed driveway falls towards the highway, causing surface water to discharge onto the highway.

In order to prevent surface water discharging onto the highway, the applicant intended to install an aco drain across the new driveway, rear of the footway as detailed in the amended Parking Plan (dated 16/05/2024).

It is considered the proposal would not have a detrimental impact on the highway subject to the conditions ensuring surface water drainage, connected to a surface water outfall has been provided and the wall has been reduced to a maximum height of 600mm as per the amended plans.

In terms of parking, the proposal will introduce additional parking to the site and therefore, an improvement to the site for highway provisions.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the wider surrounding area would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 19/06/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

