Form X (i)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR J. BRAYNE

Address: C/O MR ROB DUNCAN
ROB DUNCAN PLANNING CONSULTANCY LTD
70 FERNDALE ROAD
LICHFIELD, STAFFORDSHIRE
WS13 7D

Application Type: FULL

Application Number: SMD2016/0323

Date Received: 14-SEP-2016

Road Number: C0173

Officer: David Plant

Date: 15-NOV-2016

Particulars of Development:
PROPOSED DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A SINGLE STOREY DWELLING.

Location of Development:
THE COTTAGE, HILL TOP, BROWN EDGE, STAFFORDSHIRE

REFUSAL:

Recommendations: This application should be refused for the following reasons:-

1 It is impracticable to construct a dwelling in the position indicated that would allow reasonable improvement in visibility splays to be provided.

REASON

In conflict with NPPF paragraph 32; in conflict with SMDC Core Strategy Policy DC1; contrary to the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- dwelling located such that it is outside any potential visibility splay;
- adequate visibility splay;

are included in the application

NOTE TO PLANNING OFFICER

It is noted that the site has an existing use and an existing access. Visibility at the existing access is very poor. The current building and compound appears little used.
A visibility splay of 5m to the north and 10m to the south is shown. While technically an improvement, the proposed dwelling is positioned such that it unecessarily restricts visibility to the north to 5m. This positioning would prevent any reasonable further improvement in the visibility splay.
While it is acknowledged that there is an existing building with possible existing use, it appears low and it would be difficult to support any intensification of actual use by change to residential without reasonable improvement in visibility.

Commissioner for the Built County
on behalf of the County Council
as Highway Authority