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 MICHAEL HILTON

Address: 7 BRAMPTON GARDENS
NEWCASTLE-UNDER-LYME
STAFFORDSHIRE
ST50RL

Application Type: FULL

Application Number: SMD2016/0705

Date Received: 10-NOV-2016

Road Number: A0527

Officer: David Plant

Date: 30-NOV-2016

Particulars of Development:
PROPOSED EXTENSION TO ADD FIRST FLOOR WITH DORMER WINDOWS AND REAR TWO STOREY EXTENSION WITH BALCONIES.

Location of Development:
263 CONGLETON ROAD, BIDDULPH, STAFFORDSHIRE

REFUSAL:

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

1 The proposed development fails to make adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers having to manoeuvre into the A527 Congleton Road.

REASON

In conflict with NPPF paragraph 32; in cinflict 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:

- adequate parking and turning space for three vehicles;

is included in the application

NOTE TO PLANNING OFFICER

There does not appear to be a site plan. The block plan shows no detail of the relation ship of the access with the parking area. There is a wall and grassed area which restricts parking and turning area.
As two additional bedrooms are proposed, additional parking will be appropriate. 3 vehicles are shown on the block plan, which is appropriate, but there appears to be no space for turning. Access is onto A527 Congleton Road. Turning space will be required.

Commissioner for the Built County
on behalf of the County Council

as Highway Authority