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 & MRS G. LOVATT

Address: CROXTON
76 TEAN ROAD
CHEADLE
STOKE-ON-TRENT, STAFFORDSHIRE
ST10 1L

Application Type: FULL

Application Number: SMD2016/0718

Date Received: 25-NOV-2016

Road Number: A0522

Officer: David Plant

Date: 05-DEC-2016

Particulars of Development:
PROPOSED GARAGE CONVERSION TO DWELLING, FRONT EXTENSION AND RAISING THE RIDGE HEIGHT TO CREATE A FIRST FLOOR.

Location of Development:
CROXTON, 76 TEAN ROAD, CHEADLE, STOKE-ON-TRENT, STAFFORDSHIRE

REFUSAL:

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

1 Insufficient information

2 The proposed development fails to make adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway.

3 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 A522

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:

- details of existing dwelling;
- adequate parking and turning area;
- manhole covers in proposed access;

are included in the application.

NOTE TO PLANNING OFFICER

The existing dwelling appears large. No details are included in the application but it appears there may be greater than 3 bedrooms. It currently has 6 parking spaces and a turning area. The current proposal will leave two spaces and a tight turning area. More space is available for parking and turning but more paving of the front garden will be required. This should be clarified and revised drawings produced.

The proposed garage conversion will provide 4 bedrooms. There is adequate space for 3 parking spaces but the driveway will require alteration to provide adequate turning space. The driveway scales at 5.3m wide which is wider than necessary for a single dwelling. The driveway across the footway and verge should be narrowed down. There are also manhole covers within the proposed access crossing adjacent to the kerbline. Lowering these will add potentially significant cost. They should be shown on the drawing and taken into account at this stage.

Tean Road is the A522. Parking or manoeuvring on this road will be undesirable.
Dwellings with 4 bedrooms and over require 3 parking spaces.
Turning space is also required.

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