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 R DANIELS

Address: BOARDMANS BANK
BROWN EDGE

Application Type: FULL

Application Number: SMD2017/0305

Date Received: 04-SEP-2017

Road Number: D1061

Officer: David Plant

Date: 22-SEP-2017

Particulars of Development:
REAR GARAGE EXTENSION

Location of Development:
FOUR OAKS, BOARDMANS BANK, BROWN EDGE

REFUSAL:

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

1 The proposed development fails to provide sufficient space to accommodate a standing vehicle between the front elevation of the garage and the highway boundary and consequently parked vehicles could cause an obstruction of the public highway with consequent risk to public safety.

REASON

In conflict with NPPF Paragraph 32; in conflict with SMDC Core Srategy Policy DC1; contrary to the interests of highway safety; contrary to the interests of the free flow of traffic.

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:

- Garage door set back minimum of 5m rear of carriageway edge; or
- remote control electronic roller shutter doors;

are included in the application

NOTE TO PANNING OFFICER

The door is set at an angle which will reduce the effective entry width.

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