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 THORNEYCROFT
12 EPSOM CLOSE
CHEADLE
STAFFORDSHIRE
ST10 1T

Application Type: FULL
Application No: SMD2017/0695
Date Received: 16-NOV-2017
Road No: D1269

Officer: David Plant
Date: 04-DEC-2017

Particulars of Development:
DETACHED GARAGE WITH SELF-CONTAINED HOME OFFICE ABOVE, WITH ANCILLARY FACILITIES.

Location of Development:
12 EPSOM CLOSE, CHEADLE, STOKE-ON-TRENT, STAFFORDSHIRE, ST10 1TG

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.

2 Insufficient information

REASON

In conflict with NPPF Paragraph 32; in conflict with SMDC Core Strategy Policy DC1 and T1; in conflict with the requirements of Traffic Management Act Part 2 2004; in conflict with the Highways Act 1980; contrary to the interests of highway safety; contrary to the interests of the efficient use of the highway;

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:

- repositioned garage with adequate space for a vehicle to stand clear of the highway boundary when parked in front of the doors;
- detail and context of the proposed garage/office;
- detail and context of existing layout including proposals for existing integral garage and access to existing garage;

are included in the application.

NOTE TO PLANNING OFFICER

Any vehicle parked in front of the garage door furthest from the dwelling will be parked in the carriageway, not just highway land. Parking should not be encouraged inthe highway particularly as proposed here. A vehicle parked in front of the door closest to the dwelling will be parked on highway land. This layout needs to be rearranged.

Very little detail is included to show the layout and context of the proposal. There is no site plan. There is an existing garage with access - what happens to that? There is an existing fenceline not shown on the drawing which the garage appears to be proposed on top of - what happens to that? What is the extent of surfacing in front of the garage?

Highway land appears to be included within the red line. Highways have no record of receiving notification under certificate B. The applicant should check the limits of the highway before resubmitting - land.charges@staffordshire.gov.uk will be able to assist with this for a charge.

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