Form X (ii)

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 KEVIN JACKSON
LEA VISTA
25 HIGH LANE
BROWN EDGE
STAFFORDSHIRE
ST68RT

Application Type: FULL
Application No: SMD2019/0185
Date Received: 04-APR-2019
Road No: B5051

Officer: David Plant
Date: 29-APR-2019

Particulars of Development:
PROPOSED ONE AND A HALF STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND ADDING A PROCH TO FRONT.

Location of Development:
LEA VISTA, 25 HIGH LANE, BROWN EDGE, STAFFORDSHIRE, ST6 8RT

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 The development hereby permitted shall not be brought into use until details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

3 Nothing shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 900mm in height above the adjacent carriageway level on the frontage of the development. Anything that is greater than 900mm in height within 2.4m of the adjacent carriageway shall be immediately removed.

REASONS

ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety

NOTES TO PLANNING OFFICER

There is adequate space within the existing site to provide parking and turning for three vehicles. However, there is no detail on the drawings indicating the proposed parking and turning layout.

Site visit 18/04/2019

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