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: MS D CHENOWETH
33 MULBERRY WAY
LEEK
STAFFORDSHIRE
ST13 5T

Application Type: FULL
Application No: SMD2020/0036
Date Received: 24-JAN-2020
Road No: D1289

Officer: David Plant
Date: 31-JAN-2020

Particulars of Development:
PROPOSED CONVERSION OF EXISTING GARAGE INTO NEW LOUNGE AND FIRST FLOOR BEDROOM

Location of Development:
33 MULBERRY WAY, LEEK, STAFFORDSHIRE, ST13 5TL

Refusal

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

1 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 and inconvenience due to the likelihood of vehicles being parked on the public highway.

REASON

In conflict with NPPF Paragraph 108; 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:

- adequate parking

is included in the application

NOTES TO PLANNING OFFICER

Application form section 8 states that the proposal will have no effect on parking. However, the proposal adds an additional bedroom and conversion of the existing double garage. This will clearly affect parking.
It is not clear how many bedrooms the existing dwelling has as the existing layout is not labelled.
Draft parking standards require 3 parking spaces for 4 bedroomed dwellings.
The existing driveway measures 9m on its longest side. Two standard parking bays require 9.6m.
Though it is possible to park 3 vehicles with an overhang of 600mm on to the footway.
However, there is also a bay window proposed on the front of the garage which will further reduce parking area preventing the parking of three vehicles of the driveway.

This is contrary to draft parking standards and would result in a large dwelling with inadequate parking. On street parking would likely cause inconvenience to road users and neighbours.

Site visited 30/01/2020

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