General comments

The site has already had planning permission for a single dwelling ref: 12/00017/FUL, but my client as not carried out the building and therefore the time limit for this development has run out. They now wish to proceed with the development and a new application has to be made due to the time lapse.

The site at present is within the Biddulph Development Boundary but has no specific use.

The site was part of a larger site but was reduced in area when the new bypass was constructed.

The land is an area to the north west of Congleton Road, and is trapped between this and the new bypass.

Staffordshire Country Council when amending the site demolished a garage within the boundary of the new road, and built a new garage at the entrance, together with a new access to the highway to standards that would allow future development of the site.

The site belongs to the owner of 103 Biddulph Road, who uses the garage and entrance to access his property, and the area generally is turning space and parking for the garage, garden and general open space.

Due to the area and site constraints the site could not be used for other occupancies than providing residential use. If the site was used for any other purpose this would be close to existing residential units.