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 ANTHONY BAILEY
HOLEGLADE PROPERTIES LTD
22 NASH STREET
NEWCASTLE-UNDER-LYME
STAFFORDSHIRE
ST56DR

Application Type: FULL
Application No: SMD2020/0200
Date Received: 27-APR-2020
Road No: D1291

Officer: Tracey Lunn
Date: 12-MAY-2020

Particulars of Development:
PROPOSED DETACHED HOUSE AND GARAGE.

Location of Development:
LAND OFF, GARDEN STREET, LEEK, STAFFORDSHIRE, ST13 8DY

Refusal

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

Due to the recent Government guidance to stay at home in order to protect the NHS and save lives and to reduce the spread of the Covid-19 virus, it has not been possible to carry out a site visit.

This reply is therefore based on Google Street View images, our own GIS mapping and other historical information we hold.

Refusal Recommendations:
This application should be refused for the following reasons:-
1. Insufficient information
2. 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.

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:

- Drawing showing the street furniture and relationship to the proposed access.
- Provision of electronic remote-controlled roller shutter or
- Deletion of garage and replacement with an open parking space

is included in the application

NOTES TO PLANNING OFFICER: The submitted drawings do not show street furniture or dimensions for access and proximity to street furniture. The proposal does not state the intended type of garage door to be installed. The installation of an up and over garage door may obstruct/overhang the highway. An electronic remote-controlled roller shutter door will be required to avoid risk of oversailing the highway. The garage is of inadequate size to be counted as a parking space and would be unlikely to be used as such. It would be preferable for the garage to be deleted from the proposal and replaced with a single parking space. This is still below the draft parking requirement, but site is close to town centre and relatively sustainable. LPA should satisfy themselves that reduced parking provision is acceptable.

(application number SMD2020/0200).

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