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 CHRIS TIDMARSH
2 BOUCHER ROAD
CHEDDLETON
STAFFORDSHIRE
ST13 7J

Application Type: FULL
Application No: SMD2020/0084
Date Received: 07-APR-2020
Road No: D1255

Officer: David Plant
Date: 21-APR-2020

Particulars of Development:
DEMOLISH EXISTING GARAGE, REPLACE WITH LARGER GARAGE WITH STORE ROOM ABOVE AND WORKS TO DRIVEWAY.

Location of Development:
2 BOUCHER ROAD, CHEDDLETON, STAFFORDSHIRE, ST13 7JH

Refusal

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

1 Conflicting/insufficient information

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:

- clarification of dimensions of existing garage;
- clarification of use of area to front of dwelling;
- Clarification of access/egress proposals for outline of vehicle;
- relationship of proposed garage to existing boundary on layout drawings;

are included in the application.

NOTES TO PLANNING OFFICER

Existing ground floor plan on submitted drawing shows stated dimensions of 1820 and 1440, though there is no context to the drawing so its not clear what these are to. If these dimensions are correct the garage is approx 1.2m wide which cannot be correct. This needs clarification.

Proposed Ground Floor Plan on submitted drawing shows outline of a car in front of the dwelling. Reference to the block plan suggests inadequate space for a vehicle to access and egress this space within land within the red line. If this is to a parking space, how is it to be accessed without manoeuvring on the footway? What is the dimension to the rear of it to the boundary? This requires clarification.

The relationship between the proposed garage and the existing boundary is shown only on the 1:500 scale block plan. This doesn't appear to tally with the Existing ground floor plan (which itself cannot be correct - see point above) and no boundary is shown on the proposed ground floor plan. Existing and proposed ground floor plans need clarification.

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