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 CHRISTOPHER PICKFORD
48 FERNWOOD DRIVE
LEEK
STAFFORDSHIRE
ST13 8J

Application Type: FULL
Application No: SMD2020/0285
Date Received: 09-JUN-2020
Road No: D1291

Officer: Tracey Lunn
Date: 27-JUL-2020

Particulars of Development:
PROPOSED TWO STOREY SIDE EXTENSION WITH EXTENDED PORCH TO FRONT.

Location of Development:
48 FERNWOOD DRIVE, LEEK, STAFFORDSHIRE, ST13 8JD

Conditional

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

Site Visit – 10/07/2020

Current records show that there were not any Personal Injury Collisions on Fernwood Drive within 50 metres either side of the property access for the previous five years.

The property is located on Fernwood Drive which is an unclassified road with a speed limit of 30 mph and benefits from street lighting.

The proposal is for the erection of a two-storey side extension with extended porch to the front elevation of the property. The proposed extension will increase the number of bedrooms from 3 to 4 bedrooms and the garage will be replaced with a dining room.

Off highway parking in accordance with Staffordshire Moorlands emerging Parking Standards is; Detached/Semi Detached 4 or more bedrooms – 3 spaces (2.4 x 4.8m each space). It would appear the current off highway parking can accommodate 3 vehicles as detailed on the resubmitted plan titled Proposed Plans June 2020, Project No. 100-02 and is in accordance with the Parking Standards. However, it was noted the property has a single access crossing. The Application Form does not indicate alterations to the existing vehicular access.

Given the above, it is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2020/0285) subject to the following being conditioned.

Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- an access located in the position is extended by 4 additional dropped kerbs and 1 upward transitional kerb (from existing access towards No. 50 Fernwood Drive). The parking area shall thereafter be provided in accordance with the approved details before the development commences and retained for the life of the development.

REASONS

To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer: -
The applicant has submitted a revised plan which details off highway parking provision for 3 vehicles in accordance Parking Standards. The current access crossing is not dropped to a sufficient width to facilitate vehicles accessing the hardstanding. Vehicles will be driven over the full height kerb and footway which isn't permitted for safety. It is recommended that 5 kerbs are altered; 4 additional dropped kerbs and 1 upward transitional kerb to widen the existing access (towards No. 50 Fernwood Drive).

INFORMATIVE:
The above requires a retrospective permit from our Network Management Section. Please note that you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email tonmu@staffordshire.gov.uk)

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