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 CHRIS BELL
2 CHURCH LANE
CHECKLEY
STOKE-ON-TRENT
STAFFORDSHIRE
ST10 4N

Application Type: FULL
Application No: SMD2020/0176
Date Received: 01-APR-2020
Road No: D1325

Officer: Tracey Lunn
Date: 02-SEP-2020

Particulars of Development:
CONVERT INTEGRAL GARAGE INTO A LIVING ROOM AND ADD A WINDOW REPLACING THE GARAGE DOOR.

Location of Development:
2 CHURCH LANE, CHECKLEY, STOKE-ON-TRENT, STAFFORDSHIRE, ST10 4NJ

Conditional

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

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

Church Lane is an unclassified road (Road No. D1325) which has a speed limit of 30mph and benefits from streetlighting.

The proposal is for the conversion of the current garage into a living room.

The application was initially refused due to insufficient information. However, the submitted (unnamed plan) shows off highway parking for 3 vehicles and a garage to the rear of the property. Parking is considered sufficient for a property of this size and is in accordance with Staffordshire Moorlands emerging Parking Standards. Access to the parking area and garage will be via the existing gate way. There is currently a dropped crossing which will become redundant as a consequence of the conversion of the garage.

It is considered the proposal will not have a detrimental impact on the adopted highway.

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

1 Before the development is brought into use, the existing dropped crossing to the garage made redundant as a consequence of the development shall be permanently closed and the access crossing reinstated as footway with full height kerbs.

REASONS

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

NOTES TO PLANNING OFFICER
The Design and Access Statement states there will be no change to the footway or garage dropped crossing. The conversion of the garage will render the dropped crossing redundant and it will need to be reinstated as footway with full height kerb.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE
The works required within condition 1 will require the relevant permit from our Network Management Section. The existing crossing to the site shall be reinstated to footway. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)

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