

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR M MACHIN & MS R DAVIES
MOORSIDE
105 WOODHOUSE LANE
BIDDULPH
ST87RN

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0183

Date: 15-APR-2021

Date Received: 30-MAR-2021

Road No: D1078

Particulars of Development:

DEMOLITION OF EXISTING SINGLE STOREY OUTRIGGER AND SINGLE AND TWO STOREY EXTENSIONS TO REAR

Location of Development:

MOORSIDE 105 WOODHOUSE LANE
BIDDULPH

Conditional

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

- 1 The development hereby permitted shall not be brought into use until details of the parking area for three vehicles have been first submitted to and approved in writing by the local planning authority. The parking area shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

REASON

To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; to comply with SMDC Local Plan Parking Standards; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for an extension to the dwelling which results in conversion to a four bed dwelling. Application form section 8 states that the proposed works will not affect parking requirements. However, recently adopted parking standards requires 3 spaces for a 4 bedroom dwelling, whereas 2 spaces are required for a 3 bedroom dwelling. There appears to be adequate space to park 3 vehicles off highway, but this needs to be demonstrated and safeguarded. Parking on the highway at this point is not advised.

Current records show that there were no Personal Injury Collisions on Woodhouse Lane within 50m either side of the property access in the previous five years.

Visibility at the access is restricted and no turning area is available. However, the access is in current and regular use. Application is for an extension to an existing dwelling. The access will be in use whether or not the development proceeds.

Site visited 31/03/2021

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**