

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

Applicant: MR MATTHEW BAILEY
PARK LANE
KNYPERSLEY
ST87AU

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0189

Date: 19-APR-2021

Date Received: 31-MAR-2021

Road No: PRIVATE

Particulars of Development:

CONSTRUCTION OF DETACHED DWELLING AND PARKING AREA

Location of Development:

LAND AT ANVIL DRIVE
BIDDULPH

Refusal

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

- 1 The proposed development fails to make adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway.

REASON

In conflict with NPPF Paragraph 208; in conflict with SMDC Local plan policy DC1 and T1; in conflict with SMDC Local Plan adopted parking standards; contrary to the interests of highway 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:

- parking provision in accordance with Local Plan standards;
 - resurfacing of Anvil Drive at its junction with Smithy Lane for 10m rear of the carriageway edge;
 - extension of red line to meet highway boundary;
- are included in the application.

NOTES TO PLANNING OFFICER

Recently adopted parking standards require 3 parking spaces for a 4 bedroom dwelling. Submitted drawing clearly states 2 will be provided. An additional space is required to meet standards. At the time of my site visit, vehicles were already parked outside of dwelling curtilages.

In previous responses to planning applications off Anvil Drive, Highways have consistently recommended condition to reconstruct Anvil Drive for up to 15m from the carriageway edge of its junction with Smithy Lane. An additional dwelling and construction traffic associated with that will intensify use of Anvil Drive and increase wear. Proposals to reconstruct Anvil Drive should be included.

Anvil Drive is a private road. The red line on drawing 2091/02 does not connect to the highway, but extends a significant way from the plot curtilage towards the highway. It is not clear why the red line stops at the point it does. Red line should be extended to Smithy Lane.

Site visit 14/04/2021

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