

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

Applicant: MR DANIEL ALLEN
WOODSIDE LANE
LEEK
ST137AN

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0119

Date: 27-APR-2021

Date Received: 13-APR-2021

Road No: PRIVATE

Particulars of Development:

PROPOSED NEW DETACHED SELF-BUILD DWELLING HOUSE

Location of Development:

THE BUNGALOW CARAVAN CHEADLE ROAD
CHEDDLETON

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 the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
- 2 The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

REASONS

ALL To comply with NPPF paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Access from the A520 Leek Road is a private unadopted track.

Red line does not include all of this track, only a theoretical strip along it. It is not clear why this is when access cannot be restricted to the red line.

Garage allows 5.5m between the door and the retaining wall opposite. Layout requires immediate 90 degree turn while accessing/exiting the garage.

However, the internal dimensions scale at 8.5m deep x 7m wide. This can accommodate a single vehicle even with the required manoeuvring, possibly two. The area in front of the garage scales at 5.5mx6.1m which can accommodate two parked vehicles.

Parking provision is in accordance with Local Plan parking standards.

The area denoted 'Shared Access Yard' will be required for turning purposes but is outside the red line. Despite this the D&A notes that it is available for use of the occupiers of the proposed dwelling.

Site visit 28/04/2021

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