

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

Applicant: MRS TARA VERNON
SUGAR STREET
RUSHTON SPENCER
SK110SG

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0234

Date: 30-APR-2021

Date Received: 13-APR-2021

Road No: D1076

Particulars of Development:

ERECTION OF DETACHED 3-BED HOUSE AND A SINGLE GARAGE WITH ALTERATIONS TO HOLLY HOUSE.

Location of Development:

HOLLY HOUSE SUGAR STREET
RUSHTON SPENCER

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.

REASONS

- 1 In conflict with SMDC Local Plan Appendix 2 Parking Standards

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:

- garage of adequate dimension in accordance with Local Plan standards;
- clarification of parking provision and layout;

are included in the application

NOTES TO PLANNING OFFICER

I note this is a renewal of an old permission SMD/2016/0582. Highways response to that consultation included note about parking provision. At the time of the previous consultation, response and decision, SMDC did not have local plan parking standards.

Since then the current local plan has been adopted which does contain specific parking standards and minimum dimensions for a garage to be considered as a parking space.

This proposal does not meet current parking standards. The internal dimensions of the garage are not stated but even externally, the length is substandard. The garage will need to be increased in size to meet current standards. This response is based on the understanding that the drawing is intended to show 3 external spaces and the garage (as a parking space). The turning area towards the proposed dwelling is provided to allow adequate turning space and is not intended for parking.

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