

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: 04-JUN-2021

Date Received: 04-JUN-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

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 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.
- 2 The development hereby permitted shall not be brought into use until the parking and turning areas for the proposed dwelling and for Holly House 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.

REASONS

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

NOTE TO PLANNING OFFICER

Note on drawing CSD-1454-02E states parking for 3 cars, 2 for Holly House. The application form states a total of 4 parking spaces will be provided. 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 spaces adjacent to boundary fences and the garage wall should ideally be a minimum width of 3m wide to make them practical.

Visibility at the access to the south is restricted. However, traffic volumes and speeds are low and the access already serves multiple existing dwellings.

This revised response is issued in response to revised drawing CSD-1454-04B received 04/06/2021 which shows proposed garage with internal dimensions of 3m x 6m. This meets current parking standards in the recently adopted Local Plan.

This response supercedes previous response dated 30/04/2021

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