

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

Applicant: MS R CHELL
9 DALE CLOSE
CHEADLE
ST101SB

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0315

Date: 05-JUL-2021

Date Received: 16-MAY-2021

Road No: D1247

Particulars of Development:

KITCHEN/DINING WITH 2 BEDROOMS & BATHROOM EXTENSION OVER, PITCHED ROOF TO REPLACE FLAT ROOF ON REAR PLAYROOM

****NEW PLANS RECEIVED 16/05/2021****

Location of Development:

9 DALE CLOSE CHEADLE

Conditional

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

Current records show that there were not any Personal Injury Collisions on Dale Close within 50 metres either side of the property access for the previous five years.

The proposal is for the construction of a two-storey extension to provide a garage and kitchen/dinning to the ground floor and 2 bedrooms with an extension to the bathroom above. The current 3rd bedroom is proposed to become a study. The property is located on Dale Close (Road No. D1247) which is an unclassified road (cul-de-sac), has a speed limit of 30 mph and benefits from street lighting.

The property benefits from off highway parking (driveway). The previously submitted plans show the proposal will increase the property's floor plan from 3 bedrooms to 5 bedrooms (including the study). Staffordshire Moorlands Parking Standards are: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. The proposed garage is substandard in dimension, Manual for Streets (MfS) state the internal dimensions for a single garage are 6m x 3m.

It would appear that parking for 3 vehicles is achievable as detailed on the revised plan Drg No 125A 196-3. However, the current vehicular access crossing will require widening in order to access these spaces.

I have no objection to the proposal (application number SMD/2021/0315) subject to the following conditioned.

1 The proposed car parking as shown on the approved drawing labelled Drg No 125A 196-3 shall be sustainably drained and hard surfaced in a bound material. Thereafter the parking area shall be retained in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority

REASONS

To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer;

This response is based on the submitted revised plan Drg No 125A 196-3 received on 18/06/2021.

The front garden wall will be required to be removed and the current vehicular access crossing extended to facilitate access to the parking area.

INFORMATIVE

Please note that prior to the access being widened you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email tonmu@staffordshire.gov.uk)

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