

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

Applicant: MRS VICTORIA COOPER
WHITNEY ROAD
STAFFORD
ST170BP

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0299

Date: 06-JUL-2021

Date Received: 18-JUN-2021

Road No: A0052

Particulars of Development:

37 HIGH STREET
KINGSLEY
CONVERSION OF GARAGE AND REAR EXTENSION ALONG WITH IMPROVED VEHICULAR ACCESS AND
PARKING

Location of Development:

37 HIGH STREET
KINGSLEY

Refusal

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

- 1 The proposed development fails to make adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers having to manoeuvre into the A52, High Street.
- 2 Insufficient/conflicting information

REASONS

In conflict with NPPF paragraph 108; in conflict with SMDC Core Strategy Policy DC1; Contrary to the interests of highway safety.

NOTES TO PLANNING OFFICER

Dwelling was originally constructed under planning approval SMD/2013/1150.
There are differences between what was shown on drawings for that approval, what was conditioned and the details shown as existing on this current application.

Drawings under SMD/2013/1150 showed the original access, which is now labelled as a garage as remaining open to allow vehicular access to the parking and turning area to the rear. Condition 8 required this access to remain ungated. Condition 9 required parking and turning area to be provided in accordance with drawing 06153 F03 and condition 10 required this parking and turning area to be kept free from obstruction.

In addition, condition 11 required the footway on the frontage to be increased in width and condition 13 required the length of redundant access crossing to be reinsated as footway with full height kerb which do not appear to have been completed.

Access approved under SMD/2013/1150 is gated with a roller shutter door contrary to the approved drawings and condition 8 of SMD/2013/1150.

The 'garage' is the access to the parking and turning area approved under SMD/2013/1150. Under that approval, this should not be a garage.

The proposed rear extension will take up the turning area of the dwelling. There is inadequate space remaining to allow vehicles to manoeuvre to allow access to the A52 High Street in a forward gear. Manoeuvring in the A52 is contrary to the interests of highway safety and cannot be encouraged.

Proposal title states that an improved vehicular access and parking are proposed. Existing ground floor plan and proposed ground floor plan show no difference in the access. Existing access differs from that approved under SMD/2013/1150 where vehicles would pass through the undercroft, but this layout, although approved and required, is not present.

Red line on the land registry plan does not appear to match the red line on location plan or block plan.

Sections 3 to 7 of the application form are missing from the website.

Site visited 23/06/2021

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