

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

Applicant: MR & MRS M WILSON
56 THE UPLANDS
BIDDULPH
ST8 7EP

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0407

Date: 08-JUL-2021

Date Received: 29-JUN-2021

Road No: D1285

Particulars of Development:

PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

Location of Development:

56 THE UPLANDS
BIDDULPH

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 area for three vehicles has been provided in accordance with the approved plan ARM2104/PL/01. The parking area for three vehicles shall thereafter be retained unobstructed as parking area for the life of the development.
- 2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary in accordance with the approved plan ARM2104/PL/01.

REASONS

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

NOTES TO PLANNING OFFICER

Proposal is for a side extension to an existing dwelling in an existing residential area, resulting in a dwelling of four bedrooms.

Three parking spaces are proposed which complies with parking standards. The narrowest point is between the extension and the boundary. This scales at 2.4m which is the minimum dimension acceptable to constitute a parking space.

The access is an existing access to an existing dwelling in current and regular use. Its location on the outside of a bend gives good visibility.

Current records show that there were no Personal Injury Collisions on The Uplands within 50m either side of the property access in the previous five years.

Site visited 07/07/2021

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