

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

Applicant: MR AND MRS FAIN
ST ANNES COTTAGE
CHURCH ROAD
BROWN EDGE
ST68TB

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0405

Date: 26-JUL-2021

Date Received: 05-JUL-2021

Road No: D1061

Particulars of Development:

PROPOSED RECONSTRUCTION OF EXISTING STONE REAR ELEVATION EXTERNAL WALL AND RAISING OF THE REAR BEDROOM ROOF LEVEL TO MATCH THE ADJACENT EXISTING HOUSE ROOF; NEW FIRST FLOOR ENSUITE EXTENSION AND RAISING OF THE EXISTING GARAGE FLAT ROOF LEVEL; IMPROVEMENTS TO REAR VEHICLE ACCESS AND NEW FRONTAGE VEHICLE ACCESS.

Location of Development:

ST ANNES COTTAGE CHURCH ROAD
BROWN EDGE

Refusal

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

1. Site Visit Carried Out on 23/07/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Church Road or Boardman's Bank within 50 metres of the property for the previous five years.
3. Background;
The detached property fronts onto Church Road (Road No. D1061) an unclassified road with a speed limit of 30 mph and street lighting with rear access, vehicular and pedestrian, off Boardman's Bank.
4. Description of Proposal;
Proposed reconstruction of existing stone extension and raising of the existing garage flat roof level; improvements to rear vehicle access and new frontage vehicle access
5. Comment;
The proposal is to reconstruct the stone wall to the rear access of the property which will improve visibility for drivers egressing from the hardstanding. The current hardstanding and double garage provide off highway parking for 4 vehicles. Staffordshire Moorlands Parking Standards state; Detached/Semi-detached property of 3 bedrooms will require 2 spaces and a property of 4 bedrooms requires 3 spaces (2.4 x 4.8m each space). It is therefore considered the current parking arrangement is adequate and meets with the Parking Standards. However, the proposed parking area to the front elevation of the property off Church Road does not meet the minimum dimensions for a parking space, a vehicle would overhang into the carriageway causing a danger to other highway users

Refusal Recommendations:

This application should be refused for the following reason:-

The proposed parking space off Church Road is geometrically substandard in that it does not provide sufficient space to park a vehicle within the curtilage of the dwelling.

Contrary ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE –

This refusal will not prejudice consideration of a further application at a later date if the substandard space were to be removed from the proposal.

NOTES TO PLANNING OFFICER

This refusal is based on the proposed parking space off Church Road which is of a substandard dimension. I have no objection to the alterations off Boardman's Bank.

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