

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

Applicant: BURTONSHAW
HEWITT & CARR ARCHITECTS
DAISYBANK HOUSE BUSINESS
CENTRE, 17-19 LE
CHEADLE
ST101JE

Application Type: RESERVED MATTERS

Officer: David Plant

Application No: SMD2021/0416

Date: 02-AUG-2021

Date Received: 14-JUL-2021

Road No: A0521

Particulars of Development:

APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL SMD/2019/0671

Location of Development:

68 SOUTH VIEW THE GREEN
CHEADLE

Refusal

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

- 1 The proposed development fails to make adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway.
 - 2 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 public highway
 - 3 Insufficient information
- REASONS
- ALL In conflict with NPPF 2021 Paragraph 110; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- garage of adequate internal dimensions;
- adequate space in front of the garage to accommodate turning manoeuvre;
- parking and turning for two vehicles for proposed dwelling;
- clarification of extent of parking area for existing dwelling number 68;
- practical swept paths;

are included in the application

NOTES TO PLANNING OFFICER

Proposed garage has stated dimension of 5.09m long and scales at approximately 2.90m wide internally. Under recently adopted local plan, minimum internal dimensions required for a garage to be counted as a parking space are 6m long x 3m wide. The internal door of the garage also restricts its use as a garage. Opening this door would hit a vehicle.
Garage is too small to count as a parking space.

Turning space is only adequate for a single vehicle. As the garage does not constitute a parking space and there is inadequate space in front of the garage to accommodate a parked vehicle and still leave adequate manoeuvring space for the vehicle to turn, the single turning bay is likely to be used as a single parking bay.

Parking and turning areas need to be increased to accommodate two vehicles.

Parking and turning area for existing dwelling, number 68 is shown to the rear of the dwelling. However, there is no context. How much of the rear garden will be parking and turning area and how much will be garden? Approval for SMD/2019/0671 was granted on the basis of adequate parking and turning being provided for the existing dwelling. This needs to be clarified, along with clarification of the number of bedrooms in the existing dwelling.

Swept path for the proposed dwelling shows the vehicle driving partially through the house wall into the garage. Although the vehicle outline and wheel are shown linked, the manoeuvre shown isn't possible, it doesn't show the vehicle actually turning. The bonnet of the vehicle is shown facing forwards out of the garage, forwards out of the turning bay and forwards out of the access. Following the sweptpath out of the garage, the drawing appears to show the rear of the vehicle steering (through the wall).

Similarly for the existing dwelling, the vehicle is not shown actually turning; with rear wheel steering and making contact with the boundary wall and the dwelling.

Note on drawing 03A refers to the 1:500 scale drawing for extent of visibility splay. There is no 1:500 scale block plan on the website.

Provision of visibility splays will require lowering of the front walls.

Site visited 21/07/2021

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