

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

Applicant: MR SATHEESH KANNA
DEVINSHIRE AVENUE
BIRMINGHAM
B185DN

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0439

Date: 03-AUG-2021

Date Received: 14-JUL-2021

Road No: A0052

Particulars of Development:

SINGLE STOREY REAR AND SIDE EXTENSION, DOUBLE STOREY REAR AND SIDE EXTENSION. CHANGE OF USE FROM A RESIDENTIAL DWELLING TO PROVIDE A SUPERMARKET AND 2NO 1 BED STUDIOS.

Location of Development:

417 ASH BANK ROAD
WERRINGTON

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 4 Personal Injury Collision (PIC) on Ash Bank Road within 120 metres either side of the proposed access for the previous five years.
3. Background;
The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road, is subject to a 40mph speed limit there are footways on both sides and also streetlights. Primary route network connecting the Centre of Hanley to Staffordshire Moorlands.
4. Description of Proposal;
Single Storey Rear and Side Extension, Double Storey Rear and side extension. Change of use from a residential dwelling to provide a supermarket and 2no 1 bed studios.

Refusal Recommendations:

This application should be refused for the following reasons:-

1. The application is deficient and does not show the required number of parking spaces.
2. Fails to provide an adequate servicing area for deliveries to the site.

REASONS

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

Contrary to NPPF paragraph 110; To ensure safe and suitable access to the site can be achieved for all users.

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