

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

Applicant: MS S WILLIAMS
3 ROCHFORD CLOSE
LEEK
ST138JH

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0501

Date: 19-AUG-2021

Date Received: 30-JUL-2021

Road No: D1291

Particulars of Development:
LINKED DETACHED DWELLING

Location of Development:
3 ROCHFORD CLOSE
LEEK

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1. Site Visit Carried Out on 19/08/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Rochford Close within a 50 metres radius of the property for the previous five years.
3. Background;
The property is located on Rochford Close (Road No. D1291) it is an unclassified road, is subject to a 30 -mph speed limit and has streetlighting. Currently the existing property benefits from off highway parking (drive and garage)
4. Description of Proposal;
The construction of a linked detached dwelling.
5. Comment;
The proposal to construct a linked detached dwelling within the garden of No. 3 Rochford Close. The current garage will be demolished and replaced with a new 3-bedroom property; the existing property also has 3 bedrooms. Staffordshire Moorlands Parking Standards states; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4m x 4.8m each space). Drawing No. SANI /PP/01/003 supplied shows off highway parking for 3 vehicles for the proposed new dwelling, 1 to the front elevation of the property utilising part of the existing driveway and 2 new spaces to the rear. The existing property No. 3 Rochford Close will retain 2 spaces utilising the remainder of the existing driveway as shown in Drawing No. SANI /PP/01/003. It would appear to access the 2 spaces for the existing property (No.3) the current vehicle crossing to the front elevation of the property will require widening. A new vehicle access crossing will also be necessary to access the 2 new spaces to the rear.

I have no objection to the proposal (application number SMD/2021/0501) subject to the following conditions.

- 1.The development hereby permitted shall not be brought into use until the parking area for two vehicles as shown on the approved plan Drawing No. SANI /PP/01/003 shall be hard surfaced in a bound and porous material. The parking area for two 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 existing access has been widened and access to the new parking area, within the limits of the public highway have been completed.

6. Reasons;

To comply with NPPF: In the interests of highway safety

INFORMATIVE

Please note that prior to the works required within Condition 2 you require a Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email tonmu@staffordshire.gov.uk)

Utility equipment is noted within the vehicular access crossing therefore the responsibility and costs for re-locating / protecting the equipment is the applicant's. Please contact the appropriate utility company for advice.

NOTES TO PLANNING OFFICER:

It was noted that the conifers will limit driver's visibility when egressing from the new parking spaces it would improve visibility if this was trimmed back.

To accommodate parking for the existing property the current vehicle access crossing to the front elevation requires widening and should be continuous dropped kerbs to connect with the dropped kerb at property No.2 Rochford Close.

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