

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

Applicant: MR J BECK
68 HEAKLEY HIGH LANE
BROWN EDGE
ST6 8RU

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0511

Date: 10-SEP-2021

Date Received: 23-AUG-2021

Road No: B5051

Particulars of Development:

DEMOLITION OF EXISTING SINGLE STOREY DETACHED DOUBLE GARAGE AND DETACHED STONE STORE AND CONSTRUCTION OF NEW DORMER TRIPLE GARAGE WITH OFFICE AND PLAY ROOM

Location of Development:

68 HEAKLEY HIGH LANE
BROWN EDGE

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 09/09/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on High Lane within 50 metres of the property access for the previous five years.
3. Background;
The property is located on High Lane (Road No. B5051) which is a B classified road, has a 30-mph speed limit and is lit.
4. Description of Proposal;
The proposal is for the demolition of the existing single storey detached double garage and detached stone store and the construction of a new dormer triple garage with office and playroom.
5. Comment;
The existing garage is to be demolished and replaced with a new garage, with office, playroom and bathroom above. Staffordshire Moorlands Parking Standards state the minimum internal dimensions for a double garage is 6m x 6m or a single garage is 3m x 6m. The minimum internal dimensions for a triple garage given the dimensions for a double and single would expected to be 9m x 6m. Drawing No. L(91) 001 Revision P1 supplied with the application details the proposed garage dimensions are 8.8m x 6.4m narrowing down to 5.1m. The property benefits from off highway parking (driveway and garage) sufficient for a property of this size.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following condition:-

1. The garage associated with the existing dwelling and indicated on the approved Drawing No. L(91)001 Revision P1 shall remain ancillary to the existing dwelling 68 Heakley, High Lane, and shall at no time be converted to independent living accommodation without prior approval of the Local Planning Authority.

REASONS:

To comply with NPPF.

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