

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

Applicant: MR P DAWSON
20 LANCASTER AVENUE
LEEK
ST136AX

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0539

Date: 16-SEP-2021

Date Received: 02-SEP-2021

Road No: D1292

Particulars of Development:

OUTLINE PLANNING PERMISSION WITH DETAILS OF ACCESS & LAYOUT (ALL OTHER MATTERS RESERVED) FOR PROPOSED CHANGE OF USE OF PART DOMESTIC GARDEN TO RESIDENTIAL BUILDING PLOT FOR BUNGALOW

Location of Development:

20 LANCASTER AVENUE
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 The development hereby permitted shall not be brought into use until the parking areas for the proposed and existing dwellings have been provided in accordance with the approved plans. The parking areas for the existing and proposed dwellings shall thereafter be retained unobstructed as parking areas for the life of the development.

REASONS

- 1 To comply with NPPF Paragraph 112; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

NOTES TO PLANNING OFFICER

Fowlchurch Road is a private road. This is acknowledged in the application and approval of the access off Fowlchurch Road is proved.

Visibility to the north of this access is good. Visibility to the south is slightly below the standard expected for a 30mph road, but speeds and volumes are low and Fowlchurch Road is a cul de sac. Right turn out of the access will not be a regular manoeuvre. On this basis, the access can be considered safe and reasonable for all users.

Only one vehicle is shown parked within the proposed curtilage. There is insufficient space to park two vehicles in tandem. It is questionable if a two bedroomed bungalow would require two parking spaces, particularly in this sustainable location, close to town centre. However, there is space within the curtilage should an additional space be required by owners. Parking on the private road would no doubt not be acceptable to its owners.

Two spaces are shown for the existing dwelling 20, Lancaster Avenue. There is a pinch point between the dwelling and boundary fence but still adequate space for a vehicle to pass and access the parking space beyond.

Current records show that there were no Personal Injury Collisions on Lancaster Avenue or within 50 m either side of the junction of Lancaster Avenue with Ball Haye Road in the previous five years.

Site Visited 15/09/2021

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