

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

Applicant: MR STEVE PLANT
CLEWLOWS BANK
STANLEY MOOR
ST99LP

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0462

Date: 07-SEP-2021

Date Received: 06-JUL-2021

Road No: C0187

Particulars of Development:

PROPOSED DEMOLITION OF EXISTING ANNEXE AND CONSTRUCTION OF NEW SINGLE STOREY ONE BEDROOM BUNGALOW

Location of Development:

MEADOW VIEW CLEWLOWS BANK
STOCKTON BROOK

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 23/07/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Clewloes Bank within 120 metres of the property access for the previous five years.
3. Background;
The property is located on Clewloes Bank (Road No. C0187) it is a C classified road and it is subject to a 40-mph speed limit.
4. Description of Proposal;
Proposed demolition of existing annexe and construction of new single storey 1- bedroom bungalow within the grounds of Meadow View a 5 -bedroom property.
5. Comment;
The proposal will provide a new single storey 1- bedroom bungalow within the grounds of Meadow View. Access arrangements will be shared with the existing property known as Meadow View and no adjustment to the current vehicle crossing is proposed. There will be a small increase in trip generation given the proposal is for a 1-bedroom property it is considered not to have significant impact.

It is noted there is sufficient off highway parking to meet Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) a property of 4 or more bedrooms will require 3 spaces. Parking and turning for both the existing property Meadow View and the proposed property is as detailed on the revised submitted plan, Drawing Number 4777-01-03b.

It is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2021/0462) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking and turning areas for the proposed and existing dwellings has been provided in accordance with the approved plan Drawing Number 4777-01-03b. The parking areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

To comply with NPPF.

Note to Planning Officer:

This response is based on submitted Drawing Number 4777-01-03b received on 07/09/2021. Agent confirmed existing property has 5 bedrooms.

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