

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

Applicant: MR D BALL
21 STONEHOUSE ROAD
WERRINGTON
ST9 0JX

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0626

Date: 22-OCT-2021

Date Received: 11-OCT-2021

Road No: D1200

Particulars of Development:

PROPOSED SINGLE STOREY SIDE EXTENSION TO FORM GARAGE WITH WC

Location of Development:

21 STONEHOUSE ROAD
WERRINGTON

Conditional

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

Current records show that there were no Personal Injury Collisions on Stonehouse Road within 50 metres on either side of the property access for the previous five years.

The property is located on Stonehouse Road at its junction with a service road to a block of garages. Stonehouse Road is an unclassified road (Road No. D1200), has a 30-mph speed limit and streetlights. It was noted there are parking restrictions (no waiting at any time) in the vicinity of the site to prevent parking on the carriageway.

The proposal is for the construction of a garage with WC to the side elevation of the property and an extension to the rear elevation.

It was noted there is a hardstanding within the front garden and side elevation of the property and a break in the fence line. It would appear that the hardstanding is used for parking a vehicle. However, a vehicle dropped crossing has not been installed to provide access to the hardstanding and therefore vehicles are being driven across the footway. A vehicular dropped crossing will be required to be constructed.

Manual for Streets and Staffordshire Moorlands Parking Standards state the minimum internal dimension for a single garage should be 6m x 3m. The proposed garage at 5.7m x 2.9m does not meet with these standards.

The proposed garage and hardstanding can accommodate parking for 2 vehicles.

I have no objection to the proposal (application number SMD/2021/0626) subject to the following conditioned.

1. Prior to the development taking place the site access to the property shall be completed within the limits of the highway as a vehicular dropped crossing.
2. The garage hereby approved shall be used for the garaging of private vehicles and/or for ancillary domestic storage purposes only and shall not be used to provide additional living accommodation without the prior written permission, on application, to the Local Planning Authority Reasons;
To comply with NPPF: In the interests of highway safety

INFORMATIVE - The works required within condition 1 will require the relevant permit from our Network Management Section. Please note that prior to the access being constructed you require 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 to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Note to Planning Officer;
There is no vehicular dropped crossing to facilitate access to the hardstanding and proposed garage, hence condition 1 above.

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