

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

Applicant: MR SATHEESH KANNA
DEVINSHIRE AVENUE
BIRMINGHAM
B185DN

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0439

Date: 26-OCT-2021

Date Received: 04-OCT-2021

Road No: A0052

Particulars of Development:

SINGLE STOREY REAR AND SIDE EXTENSION, DOUBLE STOREY REAR AND SIDE EXTENSION. CHANGE OF USE FROM A RESIDENTIAL DWELLING TO PROVIDE A SUPERMARKET AND 2NO 1 BED STUDIOS.

****REVISED PLANS RECEIVED 04/10/2021*****

Location of Development:

417 ASH BANK ROAD
WERRINGTON

Refusal

Recommendations: This application should be refused for the following reasons:-

1. Site Visit Carried Out on 23/07/2021
2. Personal Injury Collisions;
Current records show that there were 4 Personal Injury Collision (PIC) on Ash Bank Road within 120 metres either side of the proposed access for the previous five years.
3. Background;
The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road, is subject to a 40mph speed limit there are footways on both sides and streetlights. Primary route network connecting City Centre of Hanley to Staffordshire Moorlands.
4. Description of Proposal;
Single Storey Rear and Side Extension, Double Storey Rear and side extension. Change of use from a residential dwelling to provide a supermarket and 2no 1 bed studios.

Refusal Recommendations:

This application should be refused for the following reasons:-

1. The application is deficient and does not show the required number of parking spaces.
2. Fails to provide an adequate servicing area for deliveries to the site.

REASONS

Contrary to NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Contrary to NPPF paragraph 110; To ensure safe and suitable access to the site can be achieved for all users.

Notes to Planning Officer;

These comments consider the response letter titled Applicant Response to SCC Highways Authority dated 24/08/2021 and plan titled Revised First Floor Plan and Site Layout Drawing No. 003 Revision B, received on 04/10/2021.

Following confirmation of the use Class A1 shops (ii) food retail unit at 1 space per 14m² and the gross internal retail floor area of 123.4m², 9 parking spaces are required for the retail unit. 2 parking spaces are required for the 2 x 1 bed studio apartments. A total of 11 spaces are required. The plan Revised First Floor Plan and Site Layout Drawing No. 003 Revision B does not show the required number of parking spaces.

The proposed parking layout does not provide usable spaces and will require multiple manoeuvres to access.

Fails to provide an adequate service area for deliveries to the site.

The applicant has failed to demonstrate a sufficient level of parking and servicing for its proposed use therefore I recommend this application is still refused on highway safety grounds.

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