

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

Applicant: MR MARK LANCASTER
23 PARAGON CLOSE
CHEADLE
ST101JD

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0582

Date: 17-NOV-2021

Date Received: 16-NOV-2021

Road No: D1249

Particulars of Development:

PROPOSED EXTENSION TO EXISTING DWELLING

Location of Development:

23 PARAGON CLOSE
CHEADLE

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 21/10/2021

2.Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Paragon Close within 50 metres of the property access for the previous five years.

3. Background;

The property is located on Paragon Close (Road No. D1249) which is a D classified road, is subject to a 30-mph speed limit and benefits from streetlights.

4. Description of Proposal;

The proposal is for the construction an extension to existing dwelling.

5. Comments;

The proposal is for the construction of a two-storey rear extension to provide a guest toilet to the ground floor, a bedroom with en-suite and larger family bathroom to the first floor. The current 3-bedroom property which includes a first-floor study, will see an increase in the floor plan to 4 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. The property currently benefits from off highway parking (driveway and garage) for 2 vehicles.

The extended parking area as detailed in Drg No. ML-01-07 Rev A shows parking for 3 vehicles and therefore meets with Parking Standards. An extension to the vehicle access crossing is also proposed.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD2021/0582) subject to the following conditions.

1 The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan Drg No. ML-01-07 Rev A. The parking area shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

2The development hereby permitted shall not be brought into use until the widening of the vehicular dropped crossing has been provided in accordance with the approved plan Drg No. ML-01-07 Rev A.

REASONS

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

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The works required within condition 2 will require the relevant permit from our Network Management Section. Please note that prior to the access being widened 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;

The current vehicular dropped crossing is required to be extended to facilitate access to the hardstanding, hence condition 2 above.

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