

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2021/0687

Officer: Tracey Lunn

Date Received: 02/11/2021

Date: 22/11/2021

Particulars of Development: Erection of detached garage, new vehicular access, and replacement roadside boundary wall.

Location of Development: Dorandale Stanley Road Stockton Brook

Conditional

1. Site visit 16/11/2021

2. Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Stanley Road within 120 metres either side of the access to the property for the previous five years.

3. Background;

The property is located on Stanley Road, approximately 33 metres south-west of its junction with Clewlow Bank. Stanley Road is a C classified road (Road No. C0187), is subject to a 40mph speed limit and is the main route through the village of Stanley. There is no footway directly fronting the property however there is a footway opposite on the north side of Stanley Road.

4. Description of Proposal;

Proposal is to construct a detached garage to the rear of the property, create a new vehicular access crossing and a replacement boundary wall.

5. Comments on Submitted Information;

The proposed garage is to be constructed to the rear of the property. The minimum internal dimensions for a single garage as stated in the Manual for Streets and Staffordshire Moorlands Parking Standards are 6m x 3m. The proposed garage at 2.8m x 5.9m does not meet with these standards. However, having visited the site it was noted that there is sufficient space within the curtilage of the property to accommodate parking for a property of this size.

The new vehicle access is to be 7m wide narrowing down to 3m as detailed on submitted plan Drg. No. 2021-2623-02 Rev D. The construction of a new boundary wall is also proposed. It is noted Drg. No 2021-2623-02 Rev D details the height of the proposed new wall to be 1.2m. This will obstruct driver's visibility and therefore should be no more than 600mm in height, hence Condition 2 below.

The existing access will become redundant and therefore will be required to be reinstated.

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 existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated.

2.Notwithstanding any details shown on the approved plans no development shall be brought into use until revised details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- maximum height of wall on frontage of 600mm;

The wall shall thereafter be constructed in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that prior to the new access crossing 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/>

The works required within condition 1 will require the relevant permit from our Network Management Section. The existing crossing to the site shall be reinstated. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)

NOTES TO PLANNING OFFICER;

Submitted drawing shows the proposed boundary wall height of 1.2m. This appears to be within the visibility splay, the height of the wall should be a maximum height of 600mm so as not to obstruct driver's visibility.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority