Form X (i)

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/2021/0697

Officer: Tracey Lunn

Date Received: 02/11/2021

Date: 19/11/2021

Particulars of Development: Replacement of detached single garage with two storey structure for ancillary accommodation with integral garage

Location of Development: Rosebank Cottage Sunnyside Kingsley

Conditional

Site Visit Carried Out on 16/11/2021

Current records show there were no Personal Injury Collisions on Sunnyside within 50 metres of the property access for the previous five years.

The proposal is for the construction of a new two storey structure to replace the current detached single garage. The property is located on Sunnyside (Road No. D1160) which is a D classified road, is subject to a 30-mph speed limit and has streetlights.

The existing single garage is to be demolished and replaced with a new two storey structure. The structure will be ancillary to Rosebank Cottage and provide an office, garden room and integral garage (4m x 6m internal dimension) on the ground floor with another office and storage areas above. Staffordshire Moorlands Parking Standards state the minimum internal dimensions for a single garage are 3m x 6m. Drawing Number PL 03B supplied with the application details the proposed garage dimensions reach this standard. The proposed structure does not encroach into the existing parking area and therefore off highway parking is unaffected by the proposal.

It is considered the proposal will not have a detrimental impact on the adopted highway. I have no objections on Highway grounds to the proposed development subject to the following condition:-

1. The garage/office/garden room associated with the existing dwelling as indicated on the approved Drawing Number PL 03B shall remain ancillary to the existing dwelling at Rosebank Cottage, Sunnyside and shall at no time be converted to independent living accommodation, let, or sold without prior approval of the Local Planning Authority.

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

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