

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Outline with details of access all other matters reserved

Application Number: SMD/2021/0696

Officer: Tracey Lunn

Date Received: 02/11/2021

Date: 19/11/2021

Particulars of Development: Outline permission with details of access (all other matters reserved)
Proposed Change of Use of Part Domestic Residential Curtilage to Residential Building Plot

Location of Development: Serendipity, School Lane, Bradnop

Conditional

1. Site Visit – 16/11/2021

2. Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on School Lane for a distance of 215 metres either side of the existing access for the previous five years.

3. Background;

The proposed development will be located on School Lane a D classification road (Road No. D1150) with a speed limit of 60 mph and benefits from street lighting.

4. Description of Proposal;

The application is for outline planning permission with details of access and all other matters reserved, to construct a new detached 3 or 4-bedroom dwelling within a currently disused section of garden.

5. Comments on Submitted Information;

Access to the proposed development is via the existing gateway to the garden as detailed in Drwg No. RLM 1061/2 Rev A. However, it is noted that the gateway does not have a constructed vehicle access crossing (dropped kerb).

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

1. Before the development hereby approved is commenced, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Layout and disposition of dwelling;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage;
- Surfacing materials;

-Off highway parking shall be in-line with Staffordshire Moorlands Parking Standards, provision for a 3-bedroom property requires 2 spaces and a 4-bedroom property requires 3 spaces (2.4m x 4.8m each space). Garages shall have minimum internal spaces of 6m x 3m for single or 6m x 6m for double garages.

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

3 Any gates shall be located a minimum of 5m rear of the highway boundary and shall open away from the highway.

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 dropped crossing to the site shall be constructed in accordance with Staffordshire County Council requirements. 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:

This is an outline application with only means of access to the site to be determined at this stage.

It is also noted that a BT pole is within proximity of the access to the site.

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