

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

Applicant: MR JOHN RICHARD PARKER
ASHBOURNE ROAD
UTTOXETER
ST147AZ

Application Type: FULL

Officer: David Plant

Application No: SMD2020/0718

Date: 30-NOV-2021

Date Received: 30-NOV-2021

Road No: C0109

Particulars of Development:

PROPOSED DEMOLITION OF EXISTING DWELLING AND REPLACEMENT DWELLING.

Location of Development:

MANOR FIELDS UTTOXETER ROAD
DRAYCOTT IN THE MOORS

Conditional

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 parking and turning areas have been provided in accordance with the approved plan 'Revised Site Layout'. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASON

To comply with NPPF Paragraph 111; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

There is currently a three bed dwelling on the site. Once this development is completed, there will be a three bed dwelling on the site.

Parking area is being altered, hence condition above. Drawing is not dimensioned but there appears to be adequate space to park and turn three vehicles.

Garage is shown but this is not required to meet parking standards.

There is an existing vehicle access crossing on the frontage. Response is based on the understanding that this will remain as the access point to the dwelling.

This response is based on revised details received 30/11/2021 showing the dwelling relocated on the plot, alteration to parking and turning areas and narrowing of the access to a single point. Response based on drawing 'Revised Site Layout'.

Current records show that there were no Personal Injury Collisions on Uttoxeter Road within 50 m either side of the property access in the previous five years.

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