

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/2021/0744

Officer: Tracey Lunn

Date Received: 17/11/2021

Date: 08/12/2021

Particulars of Development: Proposed demolition of single storey flat roof kitchen and construction of new 2 storey extension comprising kitchen/dining with 2 bedrooms at first floor level

Location of Development: 1 Castle Hill Road Alton

ACCEPTANCE:

A site visit was carried out on 07/12/2021

Personal Injury Collisions;

Current records show there were no personal injury collisions (PIC) on Castle Hill Road within 50 metres either side of the property access for the previous five years.

Background;

The property is located on Castle Hill Road (Road No. D1359) which is an unclassified road with a speed limit of 30 mph and benefits from streetlights. Castle Hill Road serves mainly residential properties but also serves St. John's and St. Peter's Churches and Youth Centre. There are no footpaths along the entire stretch of Castle Hill Road.

Description of Proposal;

Proposed demolition of single storey flat roof kitchen and construction of new 2 storey extension comprising kitchen/dining with 2 bedrooms at first floor level

5. Comment;

The proposed extension will provide a new kitchen/dining and utility on the ground floor and 2 bedrooms above. This will increase the property's footprint from 1 to 3 bedrooms.

Off highway parking provision required for a 3-bedroom property, as stated in the Staffordshire Moorlands Parking Standards, is 2 spaces (2.4m x 4.8m each space). Although parking was not identified on the submitted plans a parking area to the rear of the property, within the red outline plan and under the applicant's control, was noted during the site visit. The parking area is sufficient to accommodate parking for 2 vehicles and therefore meets with the Parking Standards. However, it was noted that the surface of the parking area is in a poor state of repair,



and loose material gravel/stone is being dragged onto the highway. It was also noted that the vehicle access crossing to the parking area has not been constructed to Staffordshire County Council Standards.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0744).

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that prior to the 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/>

Note to Planning Officer;

It was noted during the site visit that the current parking area surface is in a poor state of repair and gravel/stone is being dragged onto the highway. The applicant may consider constructing a hardstanding to the rear of the kerb edge to prevent this from happening. It was also noted that the current vehicular access crossing providing access to the parking area to the rear of the property has not been constructed to Staffordshire County Council Standards.

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



the knot unites

