

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

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

Application Type: OUTLINE

Applicant: Mrs Marie Carrington
THE BUNGALOW,
Dairy House Lane,
Dilhorne
ST10 2PW

Officer: David Plant

Our Reference: SMD20210617

District Reference: SMD/2021/0617

Date Received: 08-Dec-2021

Date Responded: 13-Dec-2021

Particulars of Development:

Outline application with all matters reserved for replacement dwelling

Location of Development:

THE BUNGALOW, Dairy House Lane,STOKE-ON-TRENT,ST10 2PW

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Dec-2021

CONDITIONS:

1. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- position of access;
- adequate visibility splays;
- layout and disposition of buildings and access;
- Provision of parking (in accordance with Local Plan standards),turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials

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

REASONS

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to define the application.

NOTES TO PLANNING OFFICER

Application is for a replacement dwelling. There is currently one existing dwelling on the site. This proposal will result in one dwelling on the site. There will be no theoretical effect on the highway. There is opportunity for access to be improved, visibility splays to be provided and parking provided to Local Plan standards.

Dairy House Lane is a quiet, rural cul de sac effectively providing access for this dwelling, fields and the farm at the head of the cul de sac.

Current records show that there were no Personal Injury Collisions on Dairy House Lane in the previous five years.