

**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: FULL

Applicant: Mr Chris Daniels, Mr David Chetwyn
LANSDOWNE,
Station Road,
Cheddleton
ST13 7EE

Officer: David Plant

Our Reference: SMD20210839

District Reference: SMD/2021/0839

Date Received: 23-Dec-2021

Date Responded: 13-Jan-2022

Particulars of Development:

Erection of a detached dormer bungalow on the side garden area of Lansdowne

Location of Development:

LANSDOWNE, Lansdowne, Station Road, LEEK, ST13 7EE

Recommendation Summary: Refusal

Site Visit Conducted on: 05-Jan-2022

1. Inadequate garage size
2. Inadequate space in front of the garage to allow a vehicle to park and the garage doors to open (despite being roller shutter).
3. Proposal fails to provide turning space on a classified road.
4. Proposal fails to provide means of preventing surface water flowing onto the carriageway.

REASONS

In conflict with NPPF Paragraph 111; in conflict with SMDC Local Plan Policy DC1; in conflict with SCC S184 requirements; contrary to the interests of highway safety; contrary to the interests of the free flow of vehicles on the highway.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- garage of usable dimensions in line with SMDC parking standards;
- garage/dwelling set further back on the plot to allow 6m clear space between front of dwelling/garage and highway boundary;

- turning area;
 - Drainage interceptor on highway boundary;
- are included in the application.

NOTES TO PLANNING OFFICER

Garage dimensions are not stated, but scale at 3m wide x 4.8m long. This is too small to be considered a parking space. Minimum internal dimensions for a parking garage are 3m wide x 6m long.

There is only 4.8m between the front of the garage and the highway boundary. Minimum distance between front of garage and highway boundary is 6m. Desirable minimum distance between face of a dwelling and highway boundary is 6m to avoid any possibility of obstruction of the highway. As there is no footway at this location and a larger than average car, estate car or van would overhang the carriageway, minimum 6m is required for this new build. For comparison, see nearby dwellings.

Small size of the garage would not be an issue if there was 6m in front.

Dwelling needs to be moved back into the plot by at least 1m and garage by 1.5m.

Application site is off classified C64 Station Road. Turning area would normally be expected for new dwelling off a classified road.

Drainage interceptor required immediately to the rear of the highway boundary.