Form X (i)

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/2021/0800

Officer: T.Lunn

Date Received: 08/12/2021

Date: 21/01/2022

Particulars of Development: Single Storey Side Extension and Proposed Driveway

Location of Development: 2 Tame Close, Biddulph

Conditional

Current records show that there were not any Personal Injury Collisions on Tame Close and Pennine Way within a 50-metre radius of the property for the previous five years.

The application is for a single storey side extension with new access and parking area to the No. 2 Tame Close. Tame Close is a cul-de-sac and is accessed off Pennine Way. Both Tame Close and Pennine Way are D classification roads (Road No. D1285), are subject to a 30-mph speed limit and have streetlighting.

The property benefits from a garage and driveway and will remain unchanged by the proposal.

The proposed side extension will provide a lounge, hall, and 3rd bedroom. Staffordshire Moorlands Parking Standards states: Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space). It is considered there is sufficient parking within the curtilage of the property and therefore meets with the Parking Standards. However, additional two parking spaces are proposed to the rear of the property which will be accessed via a new vehicle access crossing off Pennine Way.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD2021/0800) subject to the following being conditioned.

1 The development hereby permitted shall not be brought into use until the access and parking area has been provided in accordance with the approved plan Drawing Number A102. The parking area shall thereafter be retained unobstructed for the life of the development.

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 parking area 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 tonmu@staffordshire.gov.uk)

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