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/2021/0850

Officer: T.Lunn

Date Received: 12/01/2022

Date: 31/01/2022

Particulars of Development: The proposals seek to provide a new double-garage with first-floor office space and balcony area located above, in replace of an existing redundant store and timber-framed summer house. Separate to the existing dwelling.

Location of Development: Oakhill, Dimble Lane, Alton

Conditional

Site Visit Carried Out on 21/01/2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Dimble Lane within 50 metres of the property access for the previous five years.

Background;
The property is located on Dimble Lane (Road No. D1359) it is a D classified road running through the village of Alton it is subject to a 30-mph speed limit and has the benefits of streetlights.

Description of Proposal;
The proposals seek to provide a new double-garage with first-floor office space and balcony area located above, in replace of an existing redundant store and timber-framed summer house. Separate to the existing dwelling.

Comment;
The new double garage with an office above will replace the existing garage and summer house. Access arrangements remain unchanged, and the proposal is considered not to cause an increase in trip generation. It was noted at the site visit there is sufficient space within the curtilage of the property to accommodate parking for a property of this size.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following condition: -

1. The development hereby permitted shall remain ancillary to Oakhill, Dimble Lane, Alton and shall not be sold, let, or occupied independently.

REASONS:

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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