

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/2022/0009

Officer: T. Lunn

Date Received: 18/01/2022

Date: 07/02/2022

Particulars of Development: Proposed new one bedroom bungalow within the domestic curtilage of Kirk House

Location of Development: Kirk House, Malthouse Road, Alton

Conditional

Site Visit – 21/01/2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Malthouse Road within 50 metres either side of the access to Kirk House for the previous five years.

Background;

The Kirk House is located on Malthouse Road which is a D classification road (Road No. D1359) and is subject to a 30-mph speed limit. Malthouse Road is within the village of Alton, it serves residential properties although there are no footways it does benefit from streetlighting.

Previous Applications;

SMD/2021/0549 - Outline Permission with details of access (all other matters reserved) for the erection of a 2 - Bedroom bungalow - Refused by Staffordshire Moorlands District Council and Highway Authority.

SMD/2012/0131 – New dwelling - Refused by Staffordshire Moorlands District Council.

SMD/2011/0869 - Outline application for the construction of a new single storey dwelling – Refused by Staffordshire Moorlands District Council.

Description of Proposal;

Proposed new one bedroom bungalow within the domestic curtilage of Kirk House.

Comments on Information Submitted;

The proposal is to construct a 1-bedroom bungalow within the garden of Kirk House.

Parking;

The proposed property will have off highway parking and turning for 2 vehicles as detailed on Drawing Number 21/646/03. This is in accordance with Staffordshire Moorlands Parking

Standards which state; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space). Parking for the existing property Kirk House has not been shown on the submitted plan.

Access;

Access to the new property will be via the existing vehicular access to Kirk House, however, the access is to be widened from 6.8m wide to 7.8m wide. It is also proposed to increase the width of the driveway to 3.2m wide.

Visibility;

It was noted at the site visit that to the north of the access, there is a 1.4m high wall with a tall mature hedge above, this restricts visibility for drivers emerging from the access. The proposal seeks to improve visibility at the access, the existing boundary wall and ground level is to be lowered to less than 600mm within the visibility splay and the existing hedge is to be removed and replaced with a new hedge planted behind the visibility splay, as detailed in Drawing Number 21/646/03.

Public Right of Way footpath No. 33 runs along the site's northern boundary, this will remain unaffected by the proposal.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0009) subject to the following conditions:

- 1 The development hereby permitted shall not be brought into use until the visibility splay shown on Drawing Number 21/646/03 has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- 2 Before the proposed development is brought into use, the access improvements detailed on Drawing Number 21/646/03 shall be completed.
- 3 The development hereby permitted shall not be brought into use until the parking and turning areas for the proposed dwelling have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
- 4 The development hereby permitted shall not be brought into use until details of the parking and turning areas for the existing dwelling, Kirk House, have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained 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 widening of the existing access to the site shall be constructed in accordance with the submitted drawing and SCC 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. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, 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:

A fire hydrant marker post is noted where the proposed access crossing is to be widened therefore the responsibility and costs for re-locating / protecting the equipment is the applicant's. Please contact Staffordshire Fire and Rescue Service for advice.

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