

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/2021/0832

Officer: T.Lunn

Date Received: 24/12/2021

Date: 08/02/2022

Particulars of Development: Proposed front and rear extensions and proposed double detached garage.

Location of Development: 34 Brentwood Drive, Werrington

Refusal

Site Visit Carried Out on 11/01/2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Brentwood Drive within a 50 metres radius of the property for the previous five years.

Background;

Brentwood Drive is an unclassified residential road with a 30mph speed limit and street lighting. No.34 Brentwood Drive is situated on the turning head at the end of a cul-de-sac.

Description of Proposal;

Proposed front and rear extensions and proposed double detached garage.

Comment on Information Submitted:

The proposed floor plans and site plan (Drawing No. PL(0) 06 Rev. B) shows the proposed extension and garage is to be built over the Adopted Highway.

Recommendations:

- As detailed above the proposal should be refused on Highways Grounds.
- Insufficient information.

Reasons

Contrary to the objectives and policies contained within the NPPF; Contrary to SMDC Local Plan Policy; contrary to the interests of highway safety.

Note to Planning Officer:

This refusal will not prejudice consideration of a further application at a later date that demonstrates:

- A revised plan where the proposed extension and garage does not protrude across the adopted highway.

- A parking plan showing 3 spaces of 2.4m x 4.8m (each space) within the site curtilage and maintaining access to No.36 Brentwood Drive, providing enough space for two vehicles to pass ideally 4.2m wide.
- A cross sectional drawing through the garage and existing wall to demonstrate how support is to be provided.

Please note SCC Structural Engineer comment, ***“The plans provided are quite simplistic and don’t really explain how the garage will be supported, other than the comment pile and beam”.***

The proposed garage could affect the stability of the wall which may ultimately impact the public right of way.

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