

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/2022/0056

Officer: T. Lunn

Date Received: 08/02/2022

Date: 16/02/2022

Particulars of Development: Proposed detached garage

Location of Development: 160 Park Lane, Knypersley

Conditional

Site Visit - 11/02/2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Park Lane within 50 metres either side of the property access for the previous five years.

Background;

The property is located on Park Lane at its junction with Mill Hayes Road. Park Lane is a C classification road (Road No. C0355), and Mill Hayes Road is an unclassified road (Road No. D1077), both are subject to a 30mph speed limit and benefit from streetlights and footways.

Description of Proposal;

The proposal is for the construction of a new double garage.

Comments on Submitted Information;

The proposed garage is to be constructed to the side of the property. The minimum internal dimensions for a double garage as stated in the Manual for Streets and Staffordshire Moorlands Parking Standards are 6m wide x 6m long. The internal dimensions for the proposed garage are 6.7m wide x 8.3m long. The garage door being 3m wide is not sufficiently wide enough to provide practical access (daily/regular use) for the parking of 2 vehicles. However, the proposed new garage and driveway will provide sufficient space to accommodate parking for a property of this size. Access to the new garage will be via the existing vehicular access off Park Lane.

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 garage associated with the existing dwelling and indicated on the approved Drawing Number SG22-SA-XX-XX-DR-A-0101 shall remain ancillary to the existing dwelling at 160 Park

Lane, and shall not be sold, let, or occupied independently without prior approval of the Local Planning Authority.

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