

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/2022/0074

Officer: T. Lunn

Date Received: 16/02/2022

Date: 03/03/2022

Particulars of Development:

Location of Development: Brow Nook Farm School Lane Freehay Cheadle

Conditional

Site Visit - 02/03/2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on School Lane within 215 metres either side of the property access for the previous five years.

Background;

The property is located on School Lane, a D classification road (Road No. D1192). School Lane is subject to a 60mph speed limit, there is a footway on the south-east side serving the Village Hall.

Description of Proposal;

Proposed new garage with office over, together with relocating route of drive within site

Comments on Submitted Information;

The proposed garage with office above, is to be constructed within the grounds of Brow Nook Farm to the north-east of the property. The minimum internal dimensions, as stated in the Manual for Streets and Staffordshire Moorlands Parking Standards, for a single garage are 3m wide by 6m long, a double garage is 6m wide by 6m long. Given the MfS and Staffordshire Moorlands internal dimensions for a single and double garage it would be expected that the dimensions for a triple garage should be 9m wide by 6m long. The minimum internal dimensions for the proposed triple garage are 8.7m wide x 5.7m long.

It is also proposed to internally redirect the driveway. There are no proposed amendments to the existing vehicular access onto School 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 AL (0) 03 shall remain ancillary to the existing dwelling at Brow Nook Farm, School Lane, and shall not be sold, let, or occupied independently without prior approval of the Local Planning Authority.

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