



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: FULL

Applicant:

Mr Daniel Syson
The Crest, MACCLESFIELD, SK11 0SE

Officer: Tracey Lunn

Our Reference: SMD20220090

District Reference: SMD/2022/0090

Date Received: 17-Mar-2022

Date Responded: 25-Mar-2022

Particulars of Development:

Erection of a detached garage at The Crest

Location of Development;

The Crest, MACCLESFIELD, SK11 0SE

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Mar-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Macclesfield Road within 120 metres either side of the private access track to The Crest for the previous five years.

Background;

The Crest is accessed via a private track off Macclesfield Road. The nearest adopted highway is Macclesfield Road (Road No. A0523), an A classified road. This section of Macclesfield Road is subject to a 40mph speed limit. Macclesfield Road is a primary route linking Leek to Macclesfield.

Previous Applications;

SMD/2018/0536 – the proposal seeks to remove the existing garage to the rear along with the existing side and rear extension and replace these with a new rear extension – no objection raised by the Highway Authority.

Description of Proposal;

Erection of a detached garage at The Crest.

Comment;

The proposed garage at 5.5m x 2.6m is substandard in dimension, Manual for Streets (MfS) and Staffordshire Moorlands Parking Standards state the internal dimensions for a single garage are 6m x 3m.

It was noted at the site visit that there is sufficient parking within the curtilage of the dwelling. The proposal seeks to formalise parking with the provision of a garage.



It is therefore considered the proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2022/0090) subject to the following being conditioned:

The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

REASON

To comply with NPPF; to comply with SMDC Local Plan Policy; in the interests of highway safety

Note to Planning Officer:

The red outline plan does not connect with the adopted highway.

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