



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:

Ms S Willis
 Rochford Close, Leek, Staffs, ST13 8JH

Officer: Tracey Lunn

Our Reference: SMD20220260

District Reference: SMD/2022/0260

Date Received: 26-May-2022

Date Responded: 14-Jun-2022

Particulars of Development:

Detached House

Location of Development:

3,Rochford Close,LEEK,ST13 8JH

Recommendation Summary: Conditional

Site Visit Conducted on: 07-Jun-2022

Personal Injury Collisions;

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

Background;

The property is located on Rochford Close (Road No. D1291), it is an unclassified road, subject to a 30-mph speed limit and has footways and street lighting. Currently the existing property benefits from off highway parking (drive and garage).

Previous Application;

SMD/2021/0501- Linked Detached Dwelling – Conditioned by the Highway Authority.

Description of Proposal;

Construction of a detached house.

Comment;

The proposal is to construct a detached dwelling within the garden of No. 3 Rochford Close. The current garage will be demolished and replaced with a new 3-bedroom property; the existing property also has 3 bedrooms. Staffordshire Moorlands Parking Standards states: Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4m x 4.8m each space). Drawing No. SANI /PP/01/003 Rev A supplied shows off highway parking for 3 vehicles for the proposed new dwelling, 1 to the front elevation of the property utilising part of the existing driveway and 2 new spaces to the rear. The existing property No. 3 Rochford Close will retain 2 spaces utilising the remainder of the existing driveway as shown in Drawing No. SANI /PP/01/003 Rev A. It would appear to access the 2 spaces for the existing property (No.3) the current vehicle crossing to the front elevation of the property will require widening. A new vehicle access crossing will also be necessary to access the 2 new spaces to the rear.

I have no objection to the proposal (application number SMD/2022/0260) subject to the following conditioned.

- 1.The development hereby permitted shall not be brought into use until the parking area for two vehicles as shown on the approved plan Drawing No. SANI /PP/01/003 Rev A shall be hard surfaced in a bound and porous material. The parking area for two vehicles shall thereafter be retained unobstructed as parking area for the life of the development.
- 2.The development hereby permitted shall not be brought into use until the existing access has been widened and access to the new parking area,within the limits of the public highway have been completed.

Reasons;

To comply with NPPF: In the interests of highway safety

INFORMATIVE

Please note that prior to the works required within Condition 2 you require a 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. Please complete and send to the address indicated on the application form,which is Staffordshire County Council at Network Management Unit,Staffordshire Place 1,Tipping Street,STAFFORD,Staffordshire,ST16 2DH. (or email tonmu@staffordshire.gov.uk)

Utility equipment is noted within the vehicular access crossing therefore the responsibility and costs for re-locating / protecting the equipment is the applicants. Please contact the appropriate utility company for advice.

NOTES TO PLANNING OFFICER:

This application with regards to access and parking provision/requirements remain the same as previous application SMD/2021/0501.

It was noted (site visit 07/06/2022) that the conifers will limit driver's visibility when egressing from the new parking spaces it would improve visibility if conifers were trimmed back and maintained.

To accommodate parking for the existing property the current vehicle access crossing to the front elevation requires widening and should be continuous dropped kerbs to connect with the dropped kerb at property No.2 Rochford Close.

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