



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: OUTLINE

Applicant:

Mr & Mrs B & H Duffield 2, East View, Main Road, Cauldon Low,
 Staffordshire, ST10 3EU

Officer: Tracey Lunn

Our Reference: SMD20220285

District Reference: SMD/2022/0285

Date Received: 10-Jun-2022

Date Responded: 30-Jun-2022

Particulars of Development:

Outline application with details of access, appearance, layout & scale (all other matters reserved) for the erection of a 3 bedroom detached house on land/garden adjacent to 2 Eastview

Location of Development:

2 EAST VIEW, 2 East View, STOKE-ON-TRENT, ST10 3EU

Recommendation Summary: Conditional

Site Visit Conducted on: 07-Jun-2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Main Road within 50 metres either side of East View for the previous five years.

Background;

East View is located on Main Road which is a D classification road (Road No. D1128) and is subject to a 30-mph speed limit. Main Road serves residential properties there are some footways and street lighting.

Description of Proposal;

Outline application with details of access, appearance, layout & scale (all other matters reserved) for the erection of a 3-bedroom detached house on land/garden adjacent to East View.

Comments on Information Submitted;

The application is for outline permission with details of access, appearance, layout, and scale (all other matters reserved) to construct a 3-bedroom dwelling within the garden of East View.

Parking;

The proposed property will have off highway parking and turning for 2 vehicles as detailed on plan titled Roof Plan, Drainage Plan, Parking Plan and is in accordance with Staffordshire Moorlands Parking Standards which state; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space). Parking for 3 vehicles has been shown for the existing property East View (a 4-bedroom property) this meets with Staffordshire Moorlands Parking Standards which state; Detached/Semi Detached of 4 bedrooms or more requires 3 spaces (2.4 x 4.8m each space).

Access;

Access to the new property will be via the existing vehicular access to East View. Access to provide off highway parking for East View is also required. A new vehicular access will be required and is shown on submitted plan titled Block Plan.

Visibility;

It was noted at the site visit there is a mature hedge that restricts visibility for drivers emerging from the existing access (to the south-west). A wall and hedge restrict visibility for drivers when exiting onto Main Road from the proposed new access. The proposal seeks to improve visibility at the access, the existing wall and hedge is to be lowered to less than 600mm within the visibility splay as detailed in plan titled Roof Plan, Drainage Plan, Parking Plan.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0285) subject to the following conditions:

The development hereby permitted shall not be brought into use until the visibility splay shown on the submitted plan titled Roof Plan, Drainage Plan, Parking Plan has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

The development hereby permitted shall not be brought into use until the access and parking areas for the existing dwelling and proposed dwelling has been provided in accordance with the approved plans and surfaced and sustainably drained and kept as intended for the lifetime of the development.

The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:

- 2m wide footway from existing footway across frontage of site. The off-site highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Access to No.2 Eastview (existing property) shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require 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. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>



The proposed footway shall require a Works Agreement or S38 Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Works Information Pack and an application form for the Works Agreement. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority