**Form X**

**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

**Applicant:**
Mr Chris Walsh The Hollies, Werrington, Staffordshire, ST2 9EG

**Application Type:** FULL

**Officer:** Tracey Lunn

**Our Reference:** SMD20220257

**District Reference:** SMD/2022/0257

**Date Received:** 21-Jun-2022

**Date Responded:** 07-Jul-2022

**Particulars of Development:**

Proposed single storey rear extension & new detached garage & extension to existing dropped kerb

**Location of Development:**

22,Bridle Path,STOKE-ON-TRENT,ST2 9EG

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 04-Jul-2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Bridle Path and Meigh Road within 50 metres of the property for the previous five years.

Background;
The property is located on Bridle Path a D classification road (Road No. D1309) at its junction with Meigh Road (Road No. D1309),both roads are subject to a 30-mph speed limit. Bridle Path and Meigh Road serve residential properties and have streetlights and footways. The adopted section of Bridle Path terminates and becomes a Public Right of Way (PRoW Werrington 21). However,the section of Bridle Path fronting The Hollies is publicly maintainable highway.

Description of Proposal;
Proposed single storey rear extension & new detached garage & extension to existing dropped kerb.

Comment;
The proposal is to demolish the existing conservatory to the rear elevation of the property and construct a single storey extension to provide a family room. A new garage is also proposed within the rear garden.

The proposed garage as detailed on the submitted plan tiled Proposed Plans at 3.2m wide by 5.7m long does not meet with Staffordshire Moorlands Parking Standards minimum internal dimensions for a single garage of 3m wide by 6m long.

Access to the proposed garage will be off Meigh Road. It was noted at the site visit there is an existing dropped crossing access at this point however it will require widening to facilitate vehicle access to the

new garage. It is also noted that it is intended to install a roller shutter door and not an “up and over” garage door,this will ensure that when in use the garage door will not obstruct the highway.

No amendments to the existing parking on the driveway to the front elevation of the property are proposed and as detailed on the submitted plan the driveway can accommodate parking for 3 vehicles.

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 proposal (SMD/2022/0257).

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE
The widening of the existing access to the proposed garage (off Meigh Road) shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the works on the access 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/

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