



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 Bagnall BROW NOOK, Brow Nook, School Lane, STOKE-ON-TRENT, ST10 1TS

Officer: Tracey Lunn

Our Reference: SMD20220074

District Reference: SMD/2022/0074

Date Received: 16-Feb-2022

Date Responded: 03-Mar-2022

Particulars of Development:

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

Location of Development:

BROW NOOK, Brow Nook, School Lane, STOKE-ON-TRENT, ST10 1TS

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Mar-2022

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 I have no objection (SMD/2022/0074).

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