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 Stuart Pointon Stonehouse Farm Lane, Staffordshire, ST3 5BQ

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220347

District Reference: SMD/2022/0347

Date Received: 16-Aug-2022

Date Responded: 01-Sep-2022

Particulars of Development:

Proposed Detached garage and attached porch to dwelling

Location of Development:

HOMELEA,Homelea,STOKE-ON-TRENT,ST3 5BQ

Recommendation Summary: Acceptance

Site Visit Conducted on: 23-Aug-2022

Personal Injury Collisions;
Current records show there were no Personal Injury Collisions on Stonehouse Farm Lane within 215 metres of the property access for the previous five years.

Background;
The property is located on Stonehouse Farm Lane (Road No. D1173) which is a D classified road and is subject to a 60-mph speed limit. Stonehouse Farm Lane is a single-track,unlit,rural road serving farms and residential properties; it terminates just beyond the access to Stonehouse Farm.

Description of Proposal;
Proposed Detached garage and attached porch to dwelling.

Comments;
The property benefits from a garage to the rear elevation of the property and a driveway. The proposal is to demolish the garage and replace with a new detached garage sited to the north-west of the property. A porch to the front elevation of the property is also proposed.

The internal dimensions for the proposed garage are 4.5m wide x 6.1m long and meets with Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for single garage are 3m wide x 6m long.

It is considered the proposed garage and driveway provides sufficient off highway parking for a property of this size and therefore will not have a detrimental impact on the adopted highway. I have no objection (SMD/2022/0347).

Staffordshire County Council

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