



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 John Bevan

Officer: Tracey Lunn

Our Reference: SMD20220437

District Reference: SMD/2022/0437

Date Received: 16-Aug-2022

Date Responded: 02-Sep-2022

Particulars of Development:

Erection of detached two storey dwelling.

Location of Development:

Land Rear Of No 30-34,Church Lane,Checkley,Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Aug-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on within 50 metres on Church Lane either side of the property access for the previous five years.

Background;

Church Lane is an unclassified road (Road No. D1325) which has a speed limit of 30mph and benefits from streetlighting. Church Lane provides access to residential properties,a church,pub,and farm.

Checkley village is approx. 5 miles to the west of Uttoxeter and approx. 2miles to the east of Tean,where shops and services can be accessed. There is a regular bus service to Uttoxeter and Hanley with bus stops approx. 200m away on Uttoxeter Road. Hutchinson Memorial Primary School is approx. 200m away/3-minute walk and Thomas Alleyne's High School,Uttoxeter,is approx. 5 miles to the east and Blythe Bridge High School,Blythe Bridge,is approx. 5 miles to the west.

Previous Applications;

SMD/2019/0460 - Erection of detached two storey dwelling – Conditioned by the Highway Authority.

Description of Proposal;

The proposal is for the construction of new 4 bedroom detached dwelling.

Comments;

The proposal is to construct a 4-bedroom detached dwelling on vacant land to the rear of No.30 -No.34 Church Lane. The proposed dwelling will be accessed via the existing vehicular access to The Red Lion Public House car park. It is proposed to provide a parking area and a garage; however,the proposed garage



at 5.5m long by 3m wide is substandard in dimension, Manual for Streets (MfS) and Staffordshire Moorlands Parking Standards state the internal dimensions for a single garage are 6m x 3m.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property up to 4 bedrooms - 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. Submitted Drawing No. AL (0)06 Rev A details parking to be provided.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval: -

The development hereby permitted shall not be brought into use until the parking area for the proposed dwelling have been provided in accordance with the approved Drawing No. AL (0)06 Rev A. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

Reasons.

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

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