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 & Mrs Stevens Congleton Road, Biddulph, Staffordshire, ST8 6EG

Application Type: OUTLINE

Officer: Tracey Lunn

Our Reference: SMD20220576

District Reference: SMD/2022/0576

Date Received: 21-Nov-2022

Date Responded: 09-Dec-2022

Particulars of Development:
Outline Planning Permission with all matters reserved for a four bedroom,two storey dwelling,on land associated with No.100 Congleton Road,Biddulph

Location of Development:
Land At,Congleton Road,Biddulph,Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Nov-2022

Personal Injury Collisions;
Current records show that there were no Personal Injury Collisions on Congleton Road within a 43m radius of the site in the previous five years.

Background;
The site is within land adjacent to and forming part of the garden currently within the curtilage of No. 100 Congleton Road. Congleton Road a C classification road (Road No. C0005) and is subject to a 30mph speed limit.

There is a system of streetlights and a footway along this section of Congleton Road. Pedestrians can walk from the site into Biddulph town centre (approx. 0.4mile) to access,public amenities,shops,and local transport.

Kingsfield First school is approx. 0.4 mile,the nearest high school is Woodhouse Academy,approx. 0.5 mile.

Previous Application;
SMD/2019/0319 - Single Storey Dwelling on land associated with No.100 Congleton Road,Biddulph – Acceptable to the Highway Authority.

Description of Proposal;
Outline Planning Permission with all matters reserved for a four-bedroom,two storey dwelling,on land associated with No.100 Congleton Road,Biddulph.

Comments on Information Submitted;
The application is for outline planning permission with all matters reserved,to construct a new detached 4-bedroom dwelling within a section of land forming part of the garden to No. 100 Congleton Road.

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Visibility to the south is adequate. Visibility to the north can be improved by the removal of vegetation from the garden of the existing dwelling.

It is noted the drive is steep,a drainage interceptor at some point on the drive as close to the highway as possible should be provided. This should outfall to surface water drain of be directed to grassed areas or similar SUDS principles.

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/2022/0576) subject to the following conditions:

No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Access
- layout and disposition of buildings;
- Provision of parking and turning within the site curtilage for the host property (No.100 Congleton Road) and the proposed property. Off highway parking shall be in-line with Staffordshire Moorlands Parking Standards,provision for a 4-bedroom property requires 3 spaces. Garages shall have minimum internal spaces of 6m x 3m for single or 6m x 6m for double garages.
- Means of surface water drainage;
-Surface water drainage interceptor and drainage to SUDS principles;
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

The development hereby permitted shall not be commenced until details of the 2.4mx 35m visibility splay to the north-east have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS
To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE
Please note that should planning permission be granted the widening of the access crossing works would require Section 184 Notice of Approval from Staffordshire County Council. The link below provides an overview of the permissions and licences and a further link to Dropped kerbs (Vehicle access crossings) where you can apply online.
https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx .
Please email trafficandnetwork@staffordshire.gov.uk for further details.

Note to Planning Officer:
This is an outline application with all matters reserved.

A site layout has been submitted. However,as all matters are reserved,this layout has not been considered and this response should not be construed as inferring any approval on it.

Assistant Director, Highways and the Built County

Staffordshire County Council

On behalf of the County Council as
Highway Authority