



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 & Mrs Jones
 The Bungalow
 Dairy House Lane
 ST10 2PW
Officer: David Plant

Our Reference: SMD20230075

District Reference: SMD/2023/0075

Date Received: 02-Mar-2023

Date Responded: 13-Mar-2023

Particulars of Development:
 Proposed new replacement dwelling

Location of Development:
 The Bungalow Dairy House Lane Dilhorne

Recommendation Summary: Refusal

Site Visit Conducted on: 08-Mar-2023

1. Insufficient information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- details of vehicular access from the carriageway into the site;
- surfacing of vehicular access;
- details of parking for vehicles;
- proposals to permanently close the redundant access into the site;

are included in the application.

NOTES TO PLANNING OFFICER

Garage is shown on a floor plan. However, details of the route from the carriageway to the garage are not shown. It is assumed that access will be required across a verge. This will require separate approval from highways, which will necessarily refer to planning approval (if granted). There are no details of the treatment of the highway verge to refer to. Where is it? how wide is it? how is it surfaced? how does it affect adjacent track?

Parking arrangements are not shown on a site plan.
 Proposed GF Plan includes note 'Driveway (2 vehicles)'. Parking spaces are not shown. There appears inadequate space to accommodate 2 vehicles in this area. How are they to be orientated?

The former access to the original garage will be made redundant by this application. How is this to be treated?

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