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 P Renshaw 125 Cheadle Road, Upper Tean, Staffordshire, ST10 4DR

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230220

District Reference: SMD/2023/0220

Date Received: 16-May-2023

Date Responded: 02-Jun-2023

Particulars of Development:
Erection of a detached garage/workshop

Location of Development:
125 Cheadle Road,Upper Tean

Recommendation Summary: Conditional

Site Visit Conducted on: 22-May-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Cheadle Road within 50 metres of the rear access road from 31st December 2015 to 31st December 2020.

Background;
Cheadle Road (Road No. A0522) is an A classified road,has a 30-mph speed limit,has streetlights and a footway. The proposed garage will be accessed via a private service road which provides access to the rear of the row of properties,gardens,and garages.

Description of Proposal;
Erection of a detached garage/workshop.

Comments on Submitted Information;
The existing garage is to be demolished and a proposed garage is to be constructed to the rear of the property. The dimensions for the proposed garage are 4.8m wide x 11m long.

Its is noted that the garage is to be used for domestic purposes only as stated within the submitted letter from JMI Planning.

The garage is a replacement and will therefore not have a detrimental affect on the current parking arrangements.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following conditions: -

The garage associated with the existing dwelling and indicated on the approved Drawing No. R0324 - 001 shall remain ancillary to the existing dwelling at 125 Cheadle Road and shall not be sold,let,or occupied independently without prior approval of the Local Planning Authority.

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The garage hereby approved shall be used for the garaging of private vehicles and/or for ancillary domestic storage purposes only and shall not be used for commercial operations without the prior approval of the Local Planning Authority.

REASONS:
To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer;
Access to the proposed garage is via a private service road. The applicant should ensure they have appropriate rights and permissions for access.

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