**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 Tony and Kerry Bono March Cottage March Lane, Werrington, Staffordshire, ST9 0DL

**Application Type:** FULL

**Officer:** Tracey Lunn

**Our Reference:** SMD20230279

**District Reference:** SMD/2023/0279

**Date Received:** 14-Jun-2023

**Date Responded:** 04-Jul-2023

**Particulars of Development:**
Proposed detached garage to the rear garden of the dwelling utilising the existing access off the A52 to the parking area

**Location of Development:**
March Cottage March Lane,Werrington

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 04-Jul-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Kingsley Road within 160 metres of the rear access road from 31st December 2015 to 31st December 2020.

Background;
The property is located on March Lane (Road No. D1175) and connects with Kingsley Road. Kingsley Road (Road No. A052) is an A classified road,has a 50-mph speed limit and has streetlights. The proposed garage will be accessed via an existing access off Kingsley Road.

The property currently benefits from a driveway and a double garage accessed off March Lane.

Description of Proposal;
Proposed detached garage to the rear garden of the dwelling utilising the existing access off the A52 to the parking area.

Comments on Submitted Information;
The proposal is to construct a detached garage on land currently used as a parking area. The garage will be accessed via an existing access to a current parking area off the A52 Kingsley Road. There are no amendments to the access required or proposed. The dimensions for the proposed garage will be 6m wide at its widest x 9.5m long as detailed on drawing ref: Bono -02-03.

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 condition: -

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.

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