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 T. & Mrs C. Burden 2, Mountside Gardens, LEEK, ST13 6ND

Application Type: FULL

Officer: Nawaz Malik

Our Reference: SMD20230356

District Reference: SMD/2023/0356

Date Received: 20-Jul-2023

Date Responded: 08-Aug-2023

Particulars of Development:
Proposed Detached Garage and Conversion of Existing Integral Garage to Form Dining Area

Location of Development:
2,Mountside Gardens,LEEK,ST13 6ND

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Jul-2023

Personal Injury Collisions
Current records show that there was not any personal injury collision (PIC) on Mountside Gardens within 43m of the development site for the previous five years.

Background
Mountside Gardens is a no through road is and is an unclassified road (Road No. D1423) with a speed limit of 30mph. Mountside Gardens has no footways on either side of the carriageway. The road is lit.

Description of Proposal
Proposed Detached Garage and Conversion of Existing Integral Garage to Form Dining Area.

Comment on Information submitted
Conversion of existing single garage to create a dining area. Therefore,a loss of one parking space. However,the proposal is also to build a double garage. The double garage is in line with the national guidance of the size which states:

For example,Manual for Streets states that all new garages should have internal dimensions of:
- 6 x 3m for single garages; and
- 6 x 6m for double garages

if they are to be practical for modern vehicles.

From the plans it is not clear what type of door will be provided for the proposed double garage. For garage doors a minimum of 6(m) shall be available between the garage door and the footway if an up and over garage door is proposed. Alternatively,a roller garage door shall be provided if there is less than 6(m) available. A minimum distance of 4.8(m) shall be provided between the garage door and the footway.

There is proposal for a wider drop kerb from the existing 5m to 6.3m. This will require relevant permit.

Recommendations
I have no objection subject to the following being secured via conditions:

1 A roller garage door shall be provided for the double garage with a minimum distance of 4.8m between the garage door and the footway.

Informative
The works required will require the relevant permit from our Network Management Section. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form,which is Staffordshire County Council at Network Management Unit,Staffordshire Place 1,Tipping Street,STAFFORD,Staffordshire,ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk) http://www.staffordshire.gov.uk/transport/staffshighways/licences/

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