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 Spurrell The Fox, Beat Lane, Rushton Spencer, Staffordshire, SK11 0RU

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230437

District Reference: SMD/2023/0437

Date Received: 12-Sep-2023

Date Responded: 02-Oct-2023

Particulars of Development:
Garage extension

Location of Development:
THE FOX,The Fox,MACCLESFIELD,SK11 0RU

Recommendation Summary: Conditional

Site Visit Conducted on: 02/10/2023

Personal Injury Collisions:
Current records show there were no personal injury collisions (PIC) on Beat Lane within 215 metres either side of the property between 01/01/2019 and 31/12/2021.

Background:
The property is located on Beat Lane (Road No. C0072). Beat Lane is subject to a 60mph speed limit,there are no footways or streetlighting.

Previous Application:
SMD/2023/0159 - Proposed new single storey extension to rear and side of property – Acceptable to the Highway Authority.

SMD/2019/0291– Single storey extension to rear and side of property – Acceptable to the Highway Authority.

Description of Proposal:
Garage extension.

Comment:
The proposal is to construct an extension to the existing garage to provide a second garage. The proposed garage will mirror the existing garage in size and will have the minimum internal dimensions of 6m wide by 5.5m long. The garage is sited to the rear of the property and access will be via the existing access driveway off Beat Lane which is shared with The Old Stables and The Coach House.

Staffordshire Moorlands Parking Standards state,the minimum internal dimensions for a double garage should be 6m by 6m.

The proposal does not have a negative effect on the current parking arrangements and therefore it is considered not to have a detrimental impact on the highway. I have no objection application number (SMD/2023/0437) subject to the following condition:

Staffordshire County Council

The garage shall remain ancillary to The Fox and shall be used for domestic purposes only and shall not be used for commercial operations,sold,let,or occupied independently without the prior approval of the Local Planning Authority

REASONS

Contrary to 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