



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 J Morton Manor Croft, Clewllows Bank, Bagnall, ST9 9LP

Officer: Tracey Lunn

Our Reference: SMD20230575

District Reference: SMD/2023/0575

Date Received: 05-Dec-2023

Date Responded: 21-Dec-2023

Particulars of Development:

Single storey side and rear extensions, conversion of roof to habitable space

Location of Development:

Manor Croft Clewllows Bank, Bagnall

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Dec-2023

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Clewllows Bank within 50m either side of the private drive from 01/01/2019 to 31/12/2021.

Background;

The property is located on Clewllows Bank (Road No. C0187) is a C classified road and is subject to a speed limit of 30 mph. There is a footway fronting the property and streetlights are present along Clewllows Bank through Bagnall Village.

Description of Proposal;

Single storey side and rear extensions, conversion of roof to habitable space.

Comment;

The proposal is to construct single storey extensions to the side and rear of the property and the conversion of the roof space. The extension will provide a larger living, dining, utility, and kitchen the conversion above will provide 2 bedrooms and a bathroom.

The property will increase from 2 to 3 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

Parking is not shown on the submitted plan however, it is considered there is sufficient parking on the existing driveway to accommodate parking for 2 vehicles.

It is noted submitted plan AL001-02 shows both garages are to be demolished. The garage to the south will be demolished and the area of land, currently a parking area, directly fronting Clewllows Bank will be infilled and the boundary wall will be extended across the frontage.

It is noted that the wall is to be constructed near to the adopted highway. The proposed wall or its foundations should not encroach into the adopted highway. A plan showing the extent of highway can be obtained from Staffordshire County Council to confirm the highway boundary.

The vehicular access to the south (currently garage and parking area) will become redundant as a vehicle access crossing. The access will need to be reinstated as a footway with full height kerbs, a permit to dig will be required.

The proposal will have no detrimental effect on the highway I therefore have no objection subject to the following condition:

Before the development is brought into use, the existing access made redundant as a consequence of the demolition of the garage shall be permanently closed and the access crossing reinstated as footway with full height kerbs.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note works to reinstate the footway and extent of the excavation required to extend the wall (due to the walls proximity to the adopted highway) will require a permit to dig from our Traffic and Network Team.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Or for further details email trafficandnetwork@staffordshire.gov.uk

Note to Planning Officer;

Due to the proximity of the proposed wall to the adopted highway I advise the applicant to obtain a plan to identify the extent of the Highway Maintainable at Public Expense (HMPE) in relation to the property boundary to ensure the wall does not encroach into the adopted highway. The plan can be obtained from Staffordshire County Council Highway Data Team by emailing highwaydata@staffordshire.gov.uk

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