



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 & Mrs E Bateman c/o Hewitt&Carr Architects, DaisyBank
House, 17-19 Leek Road, Cheadle, ST10 1JE

Officer: Tracey Lunn

Our Reference: SMD20230599

District Reference: SMD/2023/0599

Date Received: 06-Dec-2023

Date Responded: 21-Dec-2023

Particulars of Development:

Proposed garage to serve dwelling approved under previous application

Location of Development:

Stone Barn Farm Sutherland Road, Longsdon

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Dec-2023

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Sutherland Road within 50 metres either side of the property access from 01/01/2019 to 31/12/2021.

Background;

Stone Barn Farm is located on Sutherland Road (Road No. C0150) which is a C classified road and is subject to a 30-mph speed limit. There are no streetlights or footpaths along this section of Sutherland Road.

Previous Applications;

SMD/2022/0166 - Refurbishment and alterations to existing farmhouse together with conversion of adjacent barn and link extension to form a single dwelling - Conditioned by the Highway Authority.

SMD/2022/0421 - Proposed replacement of existing brick extension to farmhouse with stone extension – Highway Authority not consulted.

SMD/2022/0573 - Variation of condition 3 in relation to SMD/2022/0166 – Highway Authority not consulted.

Description of Proposal;

Proposed garage to serve dwelling approved under previous application.

Comments;

The proposal is for the construction of a detached garage. The garage will have the minimum internal dimensions of are 6.3m wide x 6.4m long as shown on submitted Drawing No. PL (0) 01, however this is narrowed by the staircase to the upper storage floor. The minimum internal dimensions, as stated in the Manual for Streets and Staffordshire Moorlands Parking Standards, for a single garage are 3m wide x 6m long and for a double garage are 6m wide x 6m long.

The garage will be constructed within a section of the garden and therefore will not have a detrimental impact on the current parking arrangement.

The garage will be accessed by an existing vehicular access however it would appear that this has been widened. The widening of the access was noted and conditioned within previous application SMD/2022/0166, these works have not been carried out.

The proposal will not have a detrimental effect on the adopted highway. I have no objections on Highway grounds subject to the following condition being included on any approval:-

The development hereby permitted shall not be brought into use until the widened access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the local planning authority. The access drive shall thereafter be surfaced in accordance with the approved details and maintained for the life of the development.

The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor to be provided across the access immediately to the rear of the highway boundary, connected to a surface water outfall or on SUDS principles, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Please note that works to widen the access will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details. 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>

Note to Planning Officer;

Works conditioned previously under SMD/2022/0166 have not been carried out hence conditions above.

It was noted at previous application (SMD/2022/0166) that the access had been widened. The site plan did not reflect the widened access. Sutherland Road is a C classified road - planning approval is specifically required to widen the access.

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