



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 Heede C/O Sammons Architectural Ltd , 10
 Cawdry Buildings , Fountain Street, Leek, Staffordshire,
 ST13 6JP

Officer: David Plant

Our Reference: SMD20240040

District Reference: SMD/2024/0040

Date Received: 25-Jan-2024

Date Responded: 08-Feb-2024

Particulars of Development:

Change of house type for Plot 10 and associated changes to parking layouts for Plots 8 and 9 from that previously approved under application SMD/2017/0497

Location of Development:

IVY COTTAGE Tythe Barn, Alton

Recommendation Summary: Refusal

Site Visit Conducted on: 07-Feb-2024

1. The proposed amendments fail to provide adequate parking for plot 9.
2. Conflicting information

REASONS

All In conflict with SMDC Local Plan Adopted Parking standards; contrary to the interests of the amenity of the residents of the development.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration at a later date of a revised submission when:

- adequate parking in line with local plan standards;
- garage internal dimensions in line with local plan standards;
- clarification of parking provision for plots 8 and 9;
- reorientation of parking for plots 8 and 9;

are included in the application.

NOTES TO PLANNING OFFICER

Application is to alter house type of plot 10 with consequent effect on parking arrangements for plots 8 and 9.

Application SMD/2017/0497 was assessed in 2017 and 2018 under the local plan in existence at the time of the submission. Since then a new local plan has been adopted with parking standards and minimum internal dimensions for garages. The previously approved internal garage is not dimensioned, but scales at 2.7m wide x 5.8m long. This is below the minimum current standards to be classed as a

parking space. LPA may take the view that as the dwellings are currently under construction this technically undersized garage will be acceptable in this instance.

Planning Design and Access Statement (section 5, last paragraph) refers to a detached double garage providing parking for plots 8 and 9. This garage is shown drawing 2014-1983-31 C approved under SMD/2017/0497 constructed in line with the front of plot 9.

Drawing 2014-1983-30 C shows what appears to be 2 parking spaces in line with the rear of plot 9. There does not appear to be a garage. This needs to be clarified.

Following on from that, parking for plot 8 seems to be more closely associated with plot 9. There is dashed line between the parking bay for plot 8 and that for plot 9 but it is not clear what this is. There are similar dashed lines between plot 9 parking bay and plot 9 garden, between gardens and running closely to the access road.

Parking for plot 8 would be better repositioned such that it appears associated with plot 8 to avoid confusion, doubt or conflict between occupiers of plots 8 and 9.

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