



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 Chris Miles Chesterton Drive, Warrington, WA2 8XF

Officer: Tracey Lunn

Our Reference: SMD20240025

District Reference: SMD/2024/0025

Date Received: 23-Jan-2024

Date Responded: 11-Feb-2024

Particulars of Development:

Erection of new detached dwelling and associated landscaping works.

Location of Development:

Land Adj Knott Inn Station Lane, Rushton Spencer

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Feb-2024

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Station Lane within 215 metres either side of the access from 01/01/2019 to 31/12/2021.

Background;

The site is located on Station Lane, an unclassified road (Road No. D1071), which has a speed limit of 60 mph there are no streetlights or footways.

Description of Proposal;

Erection of new detached dwelling and associated landscaping works.

Comments on Information Submitted;

The proposal is for the construction of a 5-bedroom dwelling and a garage.

The site appears to be disused with a previous agricultural use. Access to the site will be via an existing gated access.

It is noted on submitted plan titled Proposed Site Plan (DWG NO 002) the access (rear of the gates) and parking areas are to be constructed in permeable material which is acceptable to the Highway Authority. Proposed landscaping will be to the rear of the existing boundary wall.

The proposed garage at 3.5m wide (section of garage allocated for parking a vehicle) x 5.3m long is substandard in dimension. Manual for Streets (MfS) and Staffordshire Moorlands Parking Standards state the minimum internal dimensions for a garage should be 3m wide x 6m long.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms - 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

Although the garage is under the recommended dimensions having scaled off the submitted plan it is considered there is sufficient space to park the required 3 vehicles.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0025) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved drawing titled Proposed Site Plan (DWG NO 002). The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

The garage associated with the proposed new dwelling and indicated on the approved drawing titled Proposed Site Plan (DWG NO 002) shall remain ancillary to the new dwelling 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

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

Note to Planning Officer;

The submitted red outline plan does not connect with the adopted highway (Station Lane) the applicant should ensure they have the appropriate rights to carry out the works.

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