



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 F. Murray Moorland Homes (Cheadle) Ltd c/o Rob
 Duncan Planning Consultancy Ltd., 28 Ferndale Road,
 Lichfield, Staffordshire, WS13 7DJ

Officer: Tracey Lunn

Our Reference: SMD20240044

District Reference: SMD/2024/0044

Date Received: 09-Feb-2024

Date Responded: 28-Feb-2024

Particulars of Development:

Erection of detached dormer bungalow

Location of Development:

LAND OFF Cheddleton Park Avenue, Cheddleton

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Feb-2024

Personal Injury Collisions;

Personal Injury Collisions Current records show that there are no personal injury collisions (PIC) on Cheddleton Park Avenue within 43m of the development site from 01/01/2019 to 31/12/2021.

Background;

The site is located at the head of a turning head off Cheddleton Park Avenue. Cheddleton Park Avenue is an unclassified road (Road No. D1310), which is subject to a speed limit of 30mph, benefits from streetlights and footways and serves residential properties.

Access to the property will be via a private drive serving properties 77,79 and 86 Cheddleton Park Avenue.

Description of Proposal;

Erection of detached dormer bungalow.

Comments on Information Submitted;

The proposal is for the construction of a 3-bedroom bungalow and garage.

Parking;

The proposed property will have off highway parking and turning for 3 vehicles (inclusive of the garage) as detailed on Drawing No. 2018-2296-50 Rev E. This is in accordance with Staffordshire Moorlands Parking Standards which state; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space). A single garage is also proposed. The proposed garage will have minimum internal dimensions of 3m wide by 6m long and meets with the dimensions stated within the Parking Standards for a single garage.

Access;

Access to the proposed property will be via an existing vehicular access and private drive which will be shared with 77,79 and 86 Cheddleton Park Avenue.

It is noted that the existing access drive also provide access to the field to the north-west of the site. The access drive is to extended across the site frontage and will continue to provide access to the field.

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/2024/0044) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking and turning areas for the proposed dwelling have been provided in accordance with the approved Drawing No. 2018-2296-50 Rev E. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

To comply with 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