

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MRS T J BODE
KILN LANE
LEEK
ST138LJ

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0155

Date: 29-APR-2021

Date Received: 07-APR-2021

Road No: A0520

Particulars of Development:

DEMOLITION OF EXISTING ATTACHED GARAGE AND ERECTION OF 4 DETACHED DWELLINGS

Location of Development:

LAND TO REAR OF ROSEDALE 403 CHEADLE ROAD
CHEDDLETON

Refusal

Recommendations: This application should be refused for the following reasons:-

- 1 The proposed development fails to demonstrate that adequate visibility can be provided at both accesses that can meet current standards.
- 2 The proposed development fails to make adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway or obstruction of the access.
- 3 The proposed development will result in an increase in the likelihood of highway danger to road users owing to vehicles waiting on the public highway as a result of the access being geometrically inadequate to reasonably accommodate passing vehicles.
- 4 The proposed development fails to make adequate provision for the storage of bins on waste collection day clear of the highway and clear of the access way resulting in the likelihood of obstruction to the footway or access

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- visibility splay of 2.4m x 160m;
- extents of visibility splays;
- garages of dimensions in accordance with Local Plan parking standards;
- access of adequate width to allow two vehicles to pass at the junction;
- space to store bins on waste collection day;

are included in the application.

NOTES TO PLANNING OFFICER

Visibility splays of 2.4mx90m are shown. A520 Cheadle Road is subject to 50mph speed limit. This requires a visibility splay of 2.4mx160m in both directions.

It is not clear if this can be achieved particularly to the south without affecting third party land.

Extents of visibility splays need to be shown on drawings.

Visibility at the northern access is better than that at the southern. As the proposal will result in the southern access becoming the sole access to the existing dwelling, removing the choice of an access with better visibility, maximum achievable visibility should be shown and safeguarded.

Garages are not dimensioned on the specific garage drawing. The garages for the four proposed plots scale at approx 2.7m wide x 5.5m long which is below the minimum dimensions required to be included as a parking space in the recently adopted local plan.

All dwellings are four bedroomed. All require three parking spaces which are not provided under the current proposal.

Parking bays are all angled.

Parking and turning provision for the existing dwelling Rosedale is not clearly shown on the drawing. An area is labelled parking/turning but it is not clear that there is adequate space for this to work. Proposed garage for existing dwelling Rosedale is also below minimum dimensions to be included in parking provision.

The access is stated as being 4.2m wide. It widens to an unstated width then narrows back to 4.2m. 4.2m is acceptable for 4 dwellings, however width must be a minimum of 5m for the first 10m to permit vehicles to pass without having to wait or manoeuvre on the highway

Waste collection contractor is unlikely to access a private drive. There is no provision for bins to be stored cleared of the footway and access on collection day. A number of bins at the access off A520 could easily block the footway or access. Practicalities of refuse collections should be considered at this stage.

Site visit 28/04/2021

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**