



**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:**

David Jack Higgins Sandybrook House, Sandybrook Lane  
Birchall, Leek, Staffordshire, ST13 5RZ

**Officer:** Tracey Lunn

**Our Reference:** SMD20240119

**District Reference:** SMD/2024/0119

**Date Received:** 13-Mar-2024

**Date Responded:** 02-Apr-2024

**Particulars of Development:**

Single Detached Garage

**Location of Development:**

HOLLYBROOK HOUSE, Sandybrook Lane, Leek, Staffordshire, ST13 5RZ

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 19-Mar-2024

**Personal Injury Records;**

Current records show that there were no personal injury collisions (PIC) on Sandybrook Lane within 50 metres of the access to Hollybrook House from 01/01/2019 to 31/12/2021.

**Background;**

The property is located on Sandybrook Lane (Road No. D1289) a D classification road which serves residential properties, is subject to a 30-mph speed limit and has streetlights. There is no footway on Sandybrook Lane directly fronting the property.

**Description of Proposal:**

Single Detached Garage.

**Comments on Information Submitted:**

The proposal is for the construction of a detached single garage within the grounds of Hollybrook House. The proposed garage will have internal dimensions of 3.4m wide x 6 m long. The minimum internal dimensions for a single garage as stated with the Staffordshire Moorlands Parking Standards are 3m wide x 6m long.

Access to the proposed garage will be via the existing vehicular access off Sandybrook Lane. The vehicular access does not require any amendments.

The proposal seeks to formalise parking by the provision of a garage. It is considered the proposal does not have a detrimental impact on the highway. I have no objection (application number SMD/2024/0119).

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