



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:

Deborah Grocott C/O JMI Planning, 62 Carter Street,
Uttoxeter, ST14 8EU

Officer: Tracey Lunn

Our Reference: SMD20240036

District Reference: SMD/2024/0036

Date Received: 23-Apr-2024

Date Responded: 07-May-2024

Particulars of Development:

Erection of a replacement dwelling

Location of Development:

22 West Winds, Old Road, Upper Tean, Staffordshire, ST10 4EG

Recommendation Summary: Conditional

Site Visit Conducted on: 24-Apr-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Old Road within 50 metres either side of the property from 01/01/2019 to 31/12/2021.

Background:

The property is situated along Old Road (Road No. D1200), an unclassified road with a speed limit of 30mph, and is illuminated by streetlights. Old Road stretches between the A0522 and High Street. A one-way system is enforced, directing traffic southward however there is two-way traffic from High Street terminating at the public car park.

Description of Proposal:

Erection of replacement dwelling.

Comment:

The proposal is for the construction of a replacement dwelling at 22 Old Road. The proposed dwelling will have 3 bedrooms and a single garage.

Access to the proposed dwelling will be via the existing vehicular access off Old Road and will be retained unaltered.

As stated within the Staffordshire Moorlands Parking Standards, detached or semi-detached properties with up to 3 bedrooms require two spaces (measuring 2.4 x 4.8m each) allocated for residents and visitors within the curtilage of the dwelling. Additionally, a single garage must adhere to minimum internal dimensions of 3m in width by 6m in length. It is observed that the proposed garage meets these minimum dimensions required for a single garage.

The Block Plan provided indicates parking space for 1 vehicle. However, considering the availability of off-highway parking, including both the driveway and garage, there is ample space for two vehicles and therefore meets with the Parking Standards for a 3-bedroom property.



It is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2024/0036) subject to the following conditions;

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan titled Block Plan it should be surfaced and sustainably drained and kept as intended for the lifetime of the development.

The garage hereby approved shall be used for the garaging of private vehicles and/or for ancillary domestic storage purposes only and shall not be used to provide additional living accommodation without the prior written permission, on application, to 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.

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