



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

Applicant:
 Mr Cunningham C/O HEWITT & CARR ARCHITECTS
 DAISYBANK HOUSE 17 - 19 LEEK ROAD CHEADLE
 ST101JE

Application Type: RESERVED MATTERS

Officer: Tracey Lunn

Our Reference: SMD20240304

District Reference: SMD/2024/0304

Date Received: 02-Jul-2024

Date Responded: 18-Jul-2024

Particulars of Development:

Application for Approval of Reserved Matters following Outline Approval SMD/2022/0658, appearance, landscaping, and scale details comprising proposed detached dwelling.

Location of Development:

Land Rear Of The Royal Oak, High Street, Dilhorne, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Jul-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on New Road within 120 metres either side of the access from 30/12/2019 to 29/12/2022.

Background;

The site is located on New Road which is a C classification road (Road No. C0068) and is subject to a 40-mph speed limit. New Road runs through Dilhorne village and connects Forsbrook, Godleybrook and ultimately to the A52 (Stoke on Trent to Ashbourne Road). There is streetlighting and a footway to the north side of New Road.

Planning History;

SMD/2022/0658 - Outline application with some matters reserved for Erection of a detached dwelling house – conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

APP/B3438/W/23/3324543 – Appeal allowed.

Proposal;

Application for Approval of Reserved Matters following Outline Approval SMD/2022/0658, appearance, landscaping, and scale details comprising proposed detached dwelling.

Comments on Information Submitted;

Application is a reserved matters application; appearance, landscaping, and scale details for a detached 3-bedroom dwelling.

Parking: The dwelling will have 3 bedrooms and 2 parking spaces. This meets with Staffordshire Moorlands Parking Standards which state; Detached/Semi-detached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m) each space.

Off highway parking for 2 vehicles is detailed on submitted Drg. No. AL (0) 04 Rev B.

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/2024/0304) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking and turning area for the proposed dwelling has been provided in accordance with the approved plans Drg. No. AL (0) 04 Rev B. The parking and turning area 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