



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 Agent, Mr
'Rob' Duncan, Rob Duncan Planning Consultancy Ltd, 28
Ferndale Road, Lichfield, WS13 7DJ

Officer: Tracey Lunn

Our Reference: SMD20240341

District Reference: SMD/2024/0341

Date Received: 26-Jul-2024

Date Responded: 14-Aug-2024

Particulars of Development:

Erection of detached dwelling

Location of Development:

LAND OFF Cheddleton Park Avenue Cheddleton

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Aug-2024

Personal Injury Collisions;

Personal Injury Collisions Current records there are no personal injury collisions (PIC) on Cheddleton Park Avenue within 43m of the development site from 30/12/2019 to 29/12/2022.

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, serves residential properties and benefits from streetlights and footways.

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

Previous Planning Application/s;

SMD/2024/0044 - Erection of detached dormer bungalow – Conditioned by the Highway Authority – Application withdrawn.

The previous application proposed a 3-bedroom bungalow and garage. The application was withdrawn and a new application (SMD/2024/0341) has been submitted and proposes a 4-bedroom dwelling with garage.

Description of Proposal;

Erection of detached dwelling.

Comments on Information Submitted;

The proposal is for the construction of a 4-bedroom house and garage. The house will have a second floor which will provide a study and playroom.

Parking;

The proposed property will have off highway parking and turning for 3 vehicles (inclusive of the garage) as detailed on Drawing No. 2018-2296-60 Rev C. This is in accordance with Staffordshire Moorlands Parking Standards which state; Detached/Semi Detached property of 4 or more bedrooms requires 3

spaces (2.4 x 4.8m each space). A single garage is also proposed and will have minimum internal dimensions of 3m wide by 6m long, which meets with the dimensions stated within the Parking Standards for a single garage (3m x 6m).

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 provides access to the field to the north-west of the site. It is intended to extend the access drive across the site frontage to maintain 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/2024/0341) subject to the following conditions:

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 Drawing No. 2018-2296-60 Rev C. The parking and turning area shall thereafter be retained unobstructed as a parking and turning area for the life of the development.

The garage indicated on submitted plan Drawing No. 2018-2296-61 Rev A shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of 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.

Note to Planning Officer;

It is recommended that that permitted development rights for the garage are removed and that the garage is not allowed to be converted to living accommodation without the prior express permission of the Local Planning Authority; this is to ensure that on-site parking remains adequate.

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