



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 & Mrs Cannon 17, Long Valley Road, STOKE-ON-TRENT, ST8 6RA

Officer: Tracey Lunn

Our Reference: SMD20240376

District Reference: SMD/2024/0376

Date Received: 06-Sep-2024

Date Responded: 26-Sep-2024

Particulars of Development:

Excavation works to form timber retaining walls for new parking area at highway level and works to form raised patio area (retrospective). Extension of existing dropped kerb to serve new parking area/driveway.

Location of Development:

13, Long Valley Road, STOKE-ON-TRENT, ST8 6RA

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Sep-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Long Valley Road within 43 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Long Valley Road at the junction with Nursery Drive. Long Valley Road is an unclassified road (Road No. D1282) which is subject to a speed limit of 30 mph. Long Valley Road serves residential properties, there are footways and streetlights on both sides.

Description of Proposal;

Excavation works to form timber retaining walls for new parking area at highway level and works to form raised patio area (retrospective). Extension of existing dropped kerb to serve new parking area/driveway.

Comments on Information Submitted;

The application is retrospective for the construction of a new parking area at highway level and a new patio area, within the garden of the property No. 13. The required dropped kerb to serve the new parking area has not been constructed. The existing driveway to the property is to remain in use however the current vehicle access will require to be widened to include the new parking area.

The parking area can accommodate additional parking for 2 vehicles as detailed in submitted plan Drawing Ref P376-201 RevA. It is noted the submitted plans state the hardstanding is to be constructed in concrete. Concrete is not a permeable material and given the fall of the garden/parking area towards the highway a drainage interceptor would be necessary, it is noted that Drawing Ref P376-201 RevA provides details of a drainage interceptor.

It is considered the proposal will not have a detrimental impact on the adopted highway.
I have no objection to the proposal (application number SMD/2024/0376) subject to the following conditions;



The development hereby permitted shall not be brought into use until the extended access to the site within the limits of the public highway has been completed.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE.

Please note that prior to the access crossing being widened you will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

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