



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:

Ms K. Brammer 88, Caverswall Road, STOKE-ON-TRENT,
ST11 9BG

Officer: Tracey Lunn

Our Reference: SMD20240406

District Reference: SMD/2024/0406

Date Received: 17-Sep-2024

Date Responded: 04-Oct-2024

Particulars of Development:

Proposed Self Build detached dwelling.

Location of Development:

88, Caverswall Road, STOKE-ON-TRENT, ST11 9BG

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Sep-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Caverswall Road within 50 metres either side of the access to Longslow House from 30/12/2019 to 29/12/2022.

Background;

Longslow House is located on Caverswall Road (Road No. C0191) a C classified road with a speed limit of 30 mph, there is a footway directly fronting the property and street lighting.

Proposal;

Proposed self build detached dwelling.

Comments on Information submitted:

The proposal is for the construction of a detached, single storey, 3-bedroom dwelling. The site for the proposed dwelling is within a section of the garden of Longslow House.

Parking;

The dwelling will have parking for 2 vehicles as detailed in submitted plan DRG NO 23-120-04. This is in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

Parking for Longslow House has not been provided however it is noted on the submitted plan DRG NO 23-120-04 and from StreetView images that there is an area for parking fronting the property. This area of parking is sufficient to accommodate parking for 3 + vehicles and is also in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Access;

The new dwelling will share the existing vehicular access from Caverswall Road to Longslow House until a point where it will then spur off for the proposed driveway and parking area.



It was noted that there are gates to Longslow House, these will be relocated from the entry point at Caverswall Road to immediately beyond the spur and will provide a gated access solely for Longslow House. The relocation of the gates as detailed in submitted DRG NO 23-120-04 will facilitate/not hinder vehicular movements off Caverswall Road.

I have no objection to the proposal (application number SMD/2024/0406) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the access and parking area for the proposed dwelling has been provided in accordance with the approved DRG NO 23-120-04 and kept as intended for the lifetime of the development.

The development hereby permitted shall not be brought into use until the access gates have been relocated as detailed in submitted plan DRG NO 23-120-04.

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