



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 Williams HOLME LEA, Holme Lea, Heath House Lane,
 STOKE-ON-TRENT, ST10 4LP

Officer: Nawaz Malik

Our Reference: SMD20240475

District Reference: SMD/2024/0475

Date Received: 22-Oct-2024

Date Responded: 01-Nov-2024

Particulars of Development:

Proposed detached garage

Location of Development:

Holme Lea, Heath House Lane, Lower Tean

Recommendation Summary: Refusal

Site Visit Conducted on: 31-Oct-2024

Comment on Information submitted

Manual for Street gives some very clear guidance on dimensions for parking of vehicle and the space they need to manoeuvre.

For example, Manual for Streets states that all new garages should have internal dimensions of:

- 6 x 3m for single garages; and
- 6 x 6m for double garages

if they are to be practical for modern vehicles. Garages of this size can also store bicycles.

The plan provided does not meet this requirement as the size is shown as 6m X 5.5m external dimensions and measured internal dimension of 5.7m x 4.9m

Recommendations

This application should be refused for the following reasons:

- The garage size does not meet guidance.

Not to Planning Officer

The garage size as is shown can be only considered as a single car garage and not a double garage as shown. Manual for Streets states that all new garages should have internal dimensions of:

- 6 x 6m for double garages

if they are to be practical for modern vehicles. Garages of this size can also store bicycles.

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