



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 Riley 35, Hillside Road, LEEK, ST13 7JQ

Officer: David Plant

Our Reference: SMD20240515

District Reference: SMD/2024/0515

Date Received: 25-Nov-2024

Date Responded: 13-Dec-2024

Particulars of Development:

Single Storey rear extension to dwelling and garage, raising garage roof, replacement of existing material with render and rear landscaping works.

Location of Development:

35, Hillside Road, LEEK, ST13 7JQ

Recommendation Summary: Conditional

Site Visit Conducted on: 11-Dec-2024

1. Before the proposed development is brought into use, the access crossing to the parking area shall be extended across the entire frontage to match the parking area in accordance with details to be first submitted to and approved in writing by the local planning authority. The access crossing shall thereafter be completed in accordance with the approved drawings.

REASON

To comply with NPPF Paragraph 113 and 115; to comply with SMDC Local Plan Policy DC1; to comply with Highways Act 1980; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be extended in accordance with drawings to be submitted and SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form (or email to trafficandnetwork@staffordshire.gov.uk)

Vehicle access crossing (dropped kerb) - Staffordshire County Council

<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application is for extension.

Proposed drawing appears to show garage unavailable for use as a garage. The entire frontage of number 35 has been surfaced which would make available adequate parking for a residential dwelling. However, only a single car width access crossing is provided. Use of two further spaces would require vehicles to drive over a full height kerb and footway which is contrary to s184 Highway Act 1980. Condition above seeks to regularise the access crossing such that it will be a lawful crossing.

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