



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 and Mrs S Spurrell The Fox, Beat Lane, Rushton
Spencer, SK11 0RU

Officer: Tracey Lunn

Our Reference: SMD20240541

District Reference: SMD/2024/0541

Date Received: 06-Jan-2025

Date Responded: 23-Jan-2025

Particulars of Development:

Alterations to the fenestration of the existing property, single garage extension and hard landscaping works

Location of Development:

The Fox, Beat Lane, Rushton Spencer, SK11 0RU

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Jan-2025

Personal Injury Collisions:

Current records show there were no personal injury collisions (PIC) on Beat Lane within 215 metres either side of the property between 30/12/2019 and 29/12/2022.

Background:

The property is located on Beat Lane (Road No. C0072). Beat Lane is subject to a 60mph speed limit, there are no footways or streetlighting.

Previous Application:

SMD/2023/0437 - Garage extension – Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

SMD/2023/0159 - Proposed new single storey extension to rear and side of property – Acceptable to the Highway Authority -Approved by Staffordshire Moorlands District Council.

SMD/2019/0291– Single storey extension to rear and side of property – Acceptable to the Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal:

Alterations to the fenestration of the existing property, single garage extension and hard landscaping works.

Comment:

The proposal is to construct an extension to the existing garage with the minimum internal dimension of 3.1m wide by 5.6m long. The total combined garage dimensions will be 8.9m wide by 5.7 – 5.6m long, a wall will divide the existing and proposed garages but they will interconnect.

Staffordshire Moorlands Parking Standards state, the minimum internal dimensions for a single garage should be 3m by 6m and for a double garage 6m by 6m.

The garage is sited to the rear of the property and access will be via the existing access driveway off Beat Lane which is shared with The Old Stables and The Coach House.

An area of hard landscaping is also proposed with paving installed between the rear of the property and the garage. The area of land previously approved for a single storey extension planning application SMD/2023/0159, is now proposed to become a terrace.

The proposal provides additional formal parking. It is considered not to have a detrimental impact on the highway. I have no objection application number (SMD/2024/0541) subject to the following condition:

The garage shall remain ancillary to The Fox and shall be used for domestic purposes only and shall not be used for commercial operations, sold, let, or occupied independently without the prior approval of the Local Planning Authority

REASONS

Contrary to 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