



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 Andy Sherratt Mount Pleasant Mount Road, Leek,
Staffordshire, ST13 6NQ

Officer: Tracey Lunn

Our Reference: SMD20240560V4

District Reference: SMD/2024/0560

Date Received: 12-Feb-2025

Date Responded: 26-Feb-2025

Particulars of Development:

Proposed new four bedroom house within the site boundry

Location of Development:

Mount Pleasant Mount Road, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 03-Jan-2025

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Mount Road within 50m either side of the site from 30/12/2019 to 29/12/2022.

Background;

The site is located on Mount Road (Road No. D1293) is a D classified road which is subject to a speed limit of 30 mph. There is a footway fronting the property and streetlights are present along Mount Road.

Description of Proposal;

Proposed new four bedroom house within the site boundary.

Comment;

The proposal is to construct a detached dwelling within the garden and site of garage (to be demolished) to Mount Pleasant. The dwelling will have 4 bedrooms and a garage.

Mount Pleasant the host property has 4 bedrooms and currently parking for 2 vehicles (garage and apron).

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The proposed garage with internal dimension of 2.9m wide x 4.8m long does not meet with the Parking Standards which state the minimum internal dimensions for a single garage are 3m wide x 6m long. Therefore, to meet with the Parking Standards parking for 3 vehicles is required for the proposed dwelling. Drawing Number 4801.002 BLOCK PLAN Rev B Date 01.12.2024 received on 12/02/2025 shows parking for 2 vehicles. Measurements taken from the submitted plan show the parking area will measure 6.9m wide x 6.6m long, 0.3m short of the required width of 7.2m (total measurement for 3 standard parking spaces of 2.4m wide by 4.8m long, each space).

It is noted that a new dry-stone wall to the northern boundary of the parking area and a knee rail to the south is proposed. The Highway Authority requires a parking space width of 3m if the space is positioned against a boundary (dry-stone wall) to aid vehicle manoeuvring and the opening car doors. However, in this instance given the overall width across the frontage and only 1 hard boundary it is considered that 3 vehicles could be parked on the parking area.

Initially it was proposed that 3 sides of the perimeter of the parking area for the host property Mount Pleasant would be bordered by fencing, this would reduce the parking area and restrict the use of the parking area by making it difficult to open vehicle doors. However, a revised plan Drawing Number 4801.002 BLOCK PLAN Rev B Date 01.12.2024 received on 12/02/2025 has been submitted which shows the parking area has now been increased to 6m wide x 7.4m long, this is sufficient to accommodate parking for 2 vehicles. It is noted that the proposed fence to the rear of the parking area will remain but to the north and south new dry-stone walls are now proposed.

A new vehicular access (continual dropped kerb) is proposed to provide access to the parking areas for Mount Pleasant and the proposed dwelling.

The existing garage is to be demolished and replaced with a grass area and hedge. The dropped kerb will become redundant as a vehicle access crossing and will be reinstated to a full height kerb and footway as detailed in Drawing Number 4801.002 BLOCK PLAN Rev B Date 01.12.2024 received on 12/02/2025. A permit to dig will be required.

The proposal will have no detrimental effect on the highway I therefore have no objection subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking area has been provided for the proposed dwelling and host dwelling in accordance with the Drawing Number 4801.002 BLOCK PLAN Rev B Date 01.12.2024 received on 12/02/2025. The parking area shall thereafter be retained unobstructed as parking areas for the life of the development.

Before the development is brought into use, the existing access made redundant as a consequence of the demolition of the garage shall be permanently closed and the access crossing reinstated as footway with full height kerbs as detailed in Drawing Number 4801.002 BLOCK PLAN Rev B Date 01.12.2024 received on 12/02/2025.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that prior to the access crossing being constructed, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The works to reinstate the footway will require a permit to dig from our Traffic and Network Team.

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>

Revised Plan;

Drawing Number 4801.002 BLOCK PLAN Rev B Date 01.12.2024 received on 12/02/2025

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