



**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:**

Birchendel Holdings Ltd. c/o Rob Duncan Planning  
 Consultancy, St. Mary's Old School, Minster Pool Walk,  
 Lichfield,, Staffordshire, WS13 6QT

**Officer:** Tracey Lunn

**Our Reference:** SMD20250093

**District Reference:** SMD/2025/0093

**Date Received:** 13-Mar-2025

**Date Responded:** 01-Apr-2025

**Particulars of Development:**

Erection of detached garage

**Location of Development:**

Land On NE Side of Rivendell Lane, Leek

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 18-Apr-2025

**Personal Injury Collisions;**

Current records show that there were not any Personal Injury Collisions on Rivendell Lane within 50 metres of the property from 30/12/2019 to 29/12/2022.

**Background;**

The detached property is located on Rivendell Lane (Road No. D1289) an unclassified road at its junction with Birchall Lane (Byway Open to All Traffic – BOAT- Leek Town 25). Rivendell Lane has a 30mph speed limit.

**Previous applications;**

SMD/2023/0454 - Erection of 1no. Detached Bungalow

SMD/2023/0085 - Erection of 1no. Detached Bungalow.

SMD/2021/0145 - Erection of 1no. Detached Dwelling.

SMD/2017/0038 – Proposed construction of 2 No. Detached two storey dwellings & vehicular access.

SMD/2018/0168 – Erection of 2 No. Detached two storey dwellings – re-submission of SMD/2017/0038.

SMD/2018/0321 – Construction of detached dwelling.

All applications were acceptable to the Highway Authority.

**Appeals;**

APP/B3438/W/23/3334899 - SMD/2023/0085.

APP/B3438/W/21/3284785 -SMD/2021/0145.

APP/B3438/W/18/3210497 - SMD/2018/0168.

**Description of Proposal;**

Erection of detached garage.

**Comment;**

The proposal is to construct a detached garage within land to the northeast corner of the site. The garage will measure (minimum internal dimensions) 4m wide (narrowing down to 3.6m) by 5.8M long. This does not meet with Staffordshire Moorlands District Council Parking Standards for a single garage which are 3m wide by 6m long (minimum internal dimensions). However, there is sufficient space within the curtilage of the dwelling, measurements taken from the submitted Drawing Ref:1797-07 (Site Plan)



confirm the parking area can accommodate the parking of 2 vehicles. The Parking Standards parking requirements for a 3-bedroom property (2 vehicle spaces) is met.

I therefore have no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with submitted Drawing Ref:1797-07. The parking area shall thereafter be retained unobstructed as parking area for the life of the development.

REASONS;

ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

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