



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: VARIATION OF
 CONDITION

Our Reference: SMD20250204

Applicant:

Mr David Ward 51 A Park Lane, Knypersley, Staffordshire,
 United Kingdom, ST8 7AS

Officer: Tracey Lunn

District Reference: SMD/2025/0204

Date Received: 07-May-2025

Date Responded: 27-May-2025

Particulars of Development:

Application for the variation of condition 2 in relation to SMD/2023/0379 to create a new dwelling within the current residential curtilage of number 51a Park Lane.

Location of Development:

51A Park Lane, Knypersley

Recommendation Summary: Refusal

- 1 The access is of insufficient width to accommodate two-way vehicular movements.
- 2 The submitted application fails to provide sufficient parking facilities to meet with the Parking Standards.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when;

- A plan showing access drive with a width of 5.2m for the first 6m
 - A plan showing parking for 4 vehicles (2.4m x 4.8m each space) and turning for both the proposed property and the existing annex.
- are included in the application.

NOTES TO PLANNING OFFICER

The number bedrooms are to increase from initially proposed 2 bedrooms to 3 bedrooms. It is noted that the proposed utility room removes parking for 2 vehicles (reducing from the proposed 5 spaces to 3 spaces). To meet with Staffordshire Moorlands Parking Standards parking for 4 vehicles is required (2 spaces for the proposed 3-bedroom property and 2 for the annex).

The proposed widening the access drive to 5.2m for the first 6m shown in Drawing Ref. 230206(PR)001 Revision B has been removed. The current access drive has insufficient width to permit 2 vehicles to access/egress the shared access simultaneously; this will result in an increase in the likelihood of highway danger to road users owing to vehicles waiting on the public highway waiting to access the drive or reversing out onto Park Lane whilst the drive is in use.

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