

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: PIP

Application Number: SMD20250472

Officer: T.Lunn

Date Received: 12/11/2025

Date: 02/12/2025

Particulars of Development: Application for a Permission in Principle for the erection of a detached dwelling

Location of Development: 1 Ash Bank Road, Werrington

Conditional

Site Visit: 26/11/2025

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Ash Bank Road within 43 metres either side of the property access between 31/12/2020 and 30/12/2023.

Background:

Ash Bank Road (Road No. A52) is an A classified road. Along the section of Ash Bank Road fronting the property there is a 30mph speed limit, footways and streetlighting.

Description of Proposal:

Application for a Permission in Principle for the erection of a detached dwelling.

Comments on Information submitted:

The application is for permission in principle for the construction of a detached dwelling. Currently the site is the side garden to No. 1 Ash Bank Road.

There are 2 vehicle access points off Ash Bank Road, 1 providing access to No. 1 Ash Bank Road and 1 to the garden area/application site.

No floor plan of the property or plan identifying parking has been submitted with the application.

Staffordshire Moorlands Parking Standards state that a property of up to 3 bedrooms requires 2 parking spaces (2.4m x 4.8m each space) for residents and visitors. A property of 4 or more bedrooms requires 3 parking spaces (2.4m x 4.8m each space).

The Parking Standards also state that a single garage should measure 3m wide by 6m long or a double garage should measure 6m wide by 6m long (minimum internal dimensions).

I have no objection subject to the following being secured via conditions:
Any future planning applications will require full details which shall include,

- ☐ Access details, including visibility splay
- ☐ Car Parking and turning for the proposed dwelling to meet with Staffordshire Moorlands District Council Parking Standards (2.4m x 4.8m each space).

Note to Planning Officer:

This approval is only relating to in principle of the development.

Access details should include visibility splays 2.4m x 43m with no obstructions over the height of 600mm, material type for construction, position or removal of gates and gradients.

Parking should meet with the Parking Standards and turning should be demonstrated.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority