

PROPOSAL SCHEME

This is an outline planning application for the construction of a single dwelling with garage on land adjacent to High View. An indicative dwelling and garage are indicated but these are subject to later consideration at the Reserved Matters stage should Outline Consent be granted.

The existing access onto Sutherland Road is to be closed and the garden wall extended around the curtilage to meet the existing gate pillar.

Access to High View will remain unaltered.

A new 3.2m wide access is to be formed where shown with a 2.0m splay to each side.

The site boundaries are all to remain as existing apart from the road frontage where the existing hedge is to be removed.

Drainage to service the dwelling and garage shall be a package treatment plant for foul effluent, and a soakaway for surface water and rainwater run-off.

VISIBILITY SPLAY

A 2.4m x 43.0m visibility sight line is to be provided for the new access with the hedge along the site frontage removed and stone boundary wall lowered to a height of 900mm as measured from carriageway level, along with any new sections of wall within the visibility sight lines.

Any vegetation within the visibility splay is to be maintained to be clear of obstructions that may impair visibility.

The wall on the adjacent property which falls within the visibility splay is again to be lowered to a height of 900mm and all vegetation within this zone maintained at a height of 900mm or lower.

HIGHWAY DRAINAGE PROPOSALS

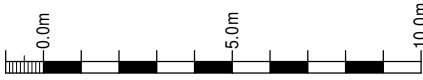
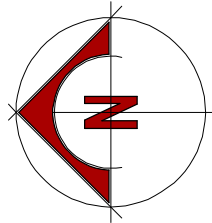
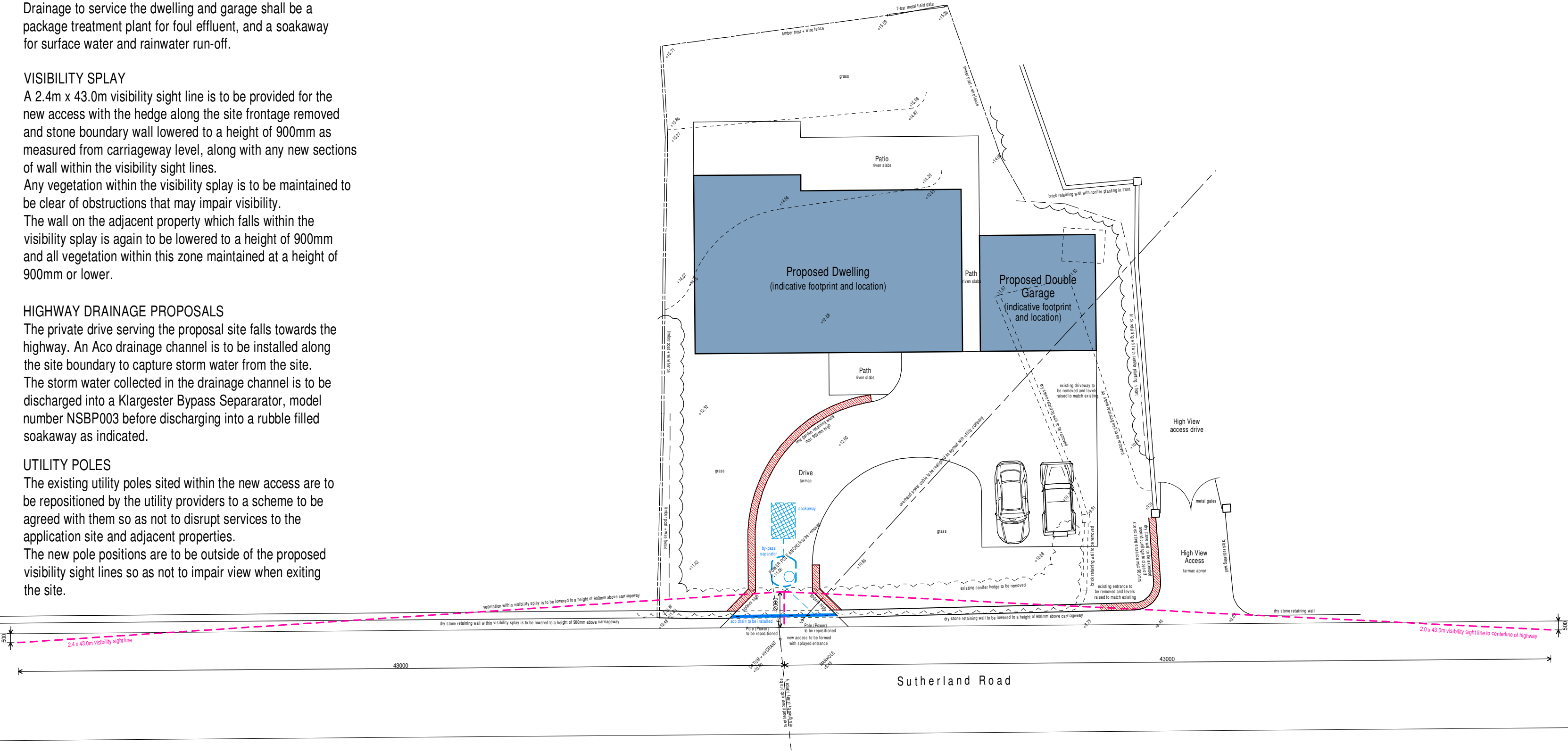
The private drive serving the proposal site falls towards the highway. An Aco drainage channel is to be installed along the site boundary to capture storm water from the site.

The storm water collected in the drainage channel is to be discharged into a Klargester Bypass Separator, model number NSBP003 before discharging into a rubble filled soakaway as indicated.

UTILITY POLES

The existing utility poles sited within the new access are to be repositioned by the utility providers to a scheme to be agreed with them so as not to disrupt services to the application site and adjacent properties.

The new pole positions are to be outside of the proposed visibility sight lines so as not to impair view when exiting the site.



scale bar @ 1:200

Mr L Leigh

Outline Application for Single Dwelling and Garage on land adj High View, Sutherland Road, Longsdon, Staffordshire, ST9 9QD

Planning Proposal Site Plan

Date	August 2025	Sheet	A2	Scale	1:200
Drwg No.	2025-2996-03	Rev.	H	Drawn	NAW

A - 15/08/2025 - TITLE SHEET AMENDED
B - 30/10/2025 - SHARED ENTRANCE INDICATED
C - 06/11/2025 - TURNING AREA + DRIVE OMITTED
D - 13/01/2026 - VISIBILITY SPLAY ADDED
E - 03/02/2026 - ENTRANCE REPOSITIONED
F - 17/02/2026 - ENTRANCE CENTRALISED
G - 23/02/2026 - DIMENSIONS TO LEFT SIDE OF SITE ADDED
H - 26/03/2026 - VISIBILITY SPLAY UPDATED TO SUIT HIGHWAY COMMENTS



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