

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

To: Development Control Manager,

Applicant:

Application Type: Full

Address:

Application Number: SMD/2026/0236

Officer: T. Lunn

Date Received: 01/06/2026

Date: 19/06/2026

Particulars of Development; Additional dropped kerb required to widen and improve vehicle access to existing new tarmac driveway

Location of Development: 95 School Lane, Caverswall

Refusal

Site Visit: 17/06/2026

Background:

The property is located on School Lane, a C-classified road (No. C0068), which is subject to a 30-mph speed limit. There is a footway along the northeastern side of School Lane, and the road has street lighting.

There is a speed hump on School Lane directly fronting the property.

Description of Proposal:

Additional dropped kerb required to widen and improve vehicle access to existing new tarmac driveway.

Comment on Information submitted:

The application is for an extension to an existing dropped kerb to facilitate vehicle access to an off – street parking area. The proposed extension would extend across the full width of the property frontage.

The front garden has been surfaced to create an off-street parking area, the boundary wall has been removed to facilitate vehicular access, and an area of grass verge has been replaced with stone to accommodate parking; at the time of the visit a car was observed parked.

However, it was also noted at the site visit that the proposed vehicle access crossing is located next to an existing speed hump. The design and profile of the traffic calming feature would make it unsuitable for use as a vehicular access point.

Vehicles accessing or egressing the site would be required to traverse the speed hump at an inappropriate angle and gradient, which is likely to result in grounding or damage to vehicles. This would create an impractical and unsafe access arrangement.

This application should be refused for the following reason:

The proposal fails to provide a safe and suitable means of access.

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 detailing the reconfiguration of the existing kerb line from the straight alignment along School Lane, curving back towards the site frontage.
- is included in the application.

Note to Planning Officer;

Application is to extend an access crossing to facilitate access to a parking area. However, there is a speed hump at the location of the proposed access crossing, vehicles accessing or egressing the site would be required to traverse the speed hump at an inappropriate angle and gradient, which is likely to result in grounding or damage to vehicles. This would create an impractical and unsafe access arrangement.

The Traffic and Network team have advised that they would not support the extension to the vehicle access due to the non-compliant access dimensions and the presence of the existing speed hump

However, the removal and reconfiguration of the existing kerb line from the straight alignment along School Lane, curving back towards the site frontage to enable vehicular access to the parking area, including the loss of a small section of grass verge, would be supported.

Should the Planning Officer grant approval for this application (SMD/2026/0236) the informative below should be added to the decision notice

Please note that modifications to the access crossing will require a Section 184 Notice of Approval from Staffordshire County Council.

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/roads-parking-and-transport/highway-applications-and-licences/dropped-kerbs>

Or for further details please email trafficandnetwork@staffordshire.gov.uk

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