Form X (v)

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

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR T JOHNSON
17 TRENT ROAD
FORSBROOK
ST119BW

Application Type: FULL
Application No: SMD2020/0409
Date Received: 05-AUG-2020
Road No: D1270

Officer: Tracey Lunn
Date: 25-AUG-2020

Particulars of Development:
PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION FORMING GARAGE, UTILITY, BEDROOM AND EN-SUITE

Location of Development:
17 TRENT ROAD FORSBROOK

Acceptance

Recommendations: There are no objections on Highway grounds to this proposal.

Site Visit Carried Out on 25/08/2020

Current records show that there were not any Personal Injury Collisions on Trent Road within 50 metres either side of the property access for the previous five years.

The proposal is for the demolition of the existing garage and the erection of a two-storey side extension forming a garage, utility and en-suite bedroom. The current 3 bedroom detached property is located on Trent Road, Forsbrook which is an unclassified road (Road No.D1270), has a 30-mph speed limit and streetlights.

The property benefits from off street parking which can accommodate 3 vehicles which is in excess of Staffordshire Moorlands emerging Parking Standards which states; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space). However, the proposed garage (internal dimension of 2.7m x 3.3m) as detailed on Drg. No. 20-126-02 does not meet and minimum internal dimensions(3m x 6m) for a single garage.

The proposal will not affect the current off-street parking arrangements and therefore it is considered not to have a detrimental impact on the highway.

I have no objection (application number SMD2020/0409).

Commissioner for the Built County
on behalf of the County Council
as Highway Authority