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 MARTIN ARCHER
507, ASH BANK ROAD
WERRINGTON
STAFFORDSHIRE
ST9 0DT

Application Type: FULL
Application No: SMD2020/0470
Date Received: 02-SEP-2020
Road No: A0052

Officer: Tracey Lunn
Date: 09-SEP-2020

Particulars of Development:
DEMOLITION OF GARAGE/UTILITY ROOM. PROPOSED 2 STOREY EXTENSION

Location of Development:
507 ASH BANK ROAD
WERRINGTON, ST9 0DT

Acceptance

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

Site Visit – 09/09/2020

Current records show that there was 1 personal injury collision (PIC) on Ash Bank Road within 120 metres either side of the proposal for the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.'

The property is located on Ash Bank Road which is an A classification road (A52) with a speed limit of 40 mph and benefits from street lighting.

The proposal is for the demolition of the garage and utility room and the erection of a two-storey extension to the side elevation of the property. The proposed extension replaces the existing garage and utility on the ground floor and the first floor will have a 4th bedroom, increasing the floor plan from 3 to 4 bedrooms.

Staffordshire Moorlands emerging Parking Standards state; Detached/Semi Detached up to 4 bedrooms requires 3 spaces (2.4 x 4.8m each space) and the minimum garage internal dimensions for a single garage are 3m x 6m. Drg. No. MA/02/002, supplied with the application details the proposed garage dimensions do not reach this standard. However, the driveway can accommodate off highway parking in excess of the 3 spaces required to meet the Parking Standards. It is considered the proposal will not have a detrimental impact on the adopted highway.

I have no objection to the proposal (application number SMD/2020/0470).

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