Form X (ii)

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 & MRS LEE STANFORD
291 DRAYCOTT OLD ROAD
DRAYCOTT
STAFFORDSHIRE
ST11 9A

Application Type: FULL
Application No: SMD2020/0443
Date Received: 18-AUG-2020
Road No: D1179

Officer: Simon Hawe
Date: 07-SEP-2020

Particulars of Development:
PART TWO STOREY, PART SINGLE STOREY SIDE EXTENSION. SINGLE STOREY REAR EXTENSION. SINGLE STOREY FRONT EXTENSION WITH CANOPY ROOF OVER EXISTING BAY WINDOW

Location of Development:
291 DRAYCOTT OLD ROAD, DRAYCOTT, STAFFORDSHIRE, ST11 9AH

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

Site Visit – 04/09/2020

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

The property is located on Draycott Old Road which is an unclassified road (D1179) with a speed limit of 30 mph and benefits from street lighting.

The proposal is for the erection of a two-storey side extension, a single rear extension and single extension to the front elevation of the property. The proposed extension will increase the number of bedrooms from 3 to 4 bedrooms and the garage will be replaced with a shower room, storeroom and utility.

Although the property benefits from off highway parking it would appear that it currently cannot accommodate 3 vehicles and therefore does not meet with Staffordshire Moorlands emerging Parking Standards which state; Detached/Semi Detached 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space).

The removal of the garage will incur the loss of a parking space. This is likely to result in additional vehicles parking on the highway which would have a detrimental impact. However, there is sufficient room within the front garden of the property to accommodate additional parking to compensate for the loss of the garage and to meet the Parking Standards for a 4 bedroom property.

Therefore, I require a revised plan detailing three acceptable parking spaces shown within the front garden.

I have no objection to the proposal (application number SMD/2020/0443) subject to the following being conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces within the front garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be available prior to first occupation and be retained for the lifetime of the development.

REASONS

To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

NOTE TO PLANNING OFFICER

The proposal (additional bedroom) requires off highway parking for 3 vehicles in order to meet with Parking Standards. The current provision does not meet that Standard. However, there is sufficient space within the curtilage of the property to provide parking for 3 vehicles

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