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 GAVAGHAN
TAWNY HOUSE CLAY LAKE
ENDON
ST9 9DD

Application Type: FULL
Application No: SMD2020/0509
Date Received: 22-SEP-2020
Road No: B5051

Officer: Tracey Lunn
Date: 01-OCT-2020

Particulars of Development:
PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS WITH FRONT PORCH

Location of Development:
TAWNY HOUSE, CLAY LAKE, ENDON

Acceptance

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

Site Visit – 25/09/2020

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

The current 4-bedroom detached property is located on Clay Lake which is a B classification road (Road No. B5051) with a speed limit of 30 mph and benefits from street lighting.

The proposal is for a two-storey side and single storey rear extensions with a porch and will include a double garage with master bedroom suite above, orangery to the rear and porch to the front elevation. As part of the proposal a bedroom will be converted into a dressing room, reducing the floor plan from 4 bedrooms to 3.

The property benefits from off street parking which is considered to accommodate a number of vehicles 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) and minimum internal dimensions (6m x 6m) for a double garage. Drg. No. 20-TG-02, supplied with the application details the proposed garage dimensions reach this standard.

It is considered the proposal will not have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2020/0509).

Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority