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 MARTIN BAKER
5 THE SLEEVE
LEEK
ST13 8H

**Application Type:** FULL
**Application No:** SMD2020/0472
**Date Received:** 08-OCT-2020
**Road No:** D1291

**Officer:** Tracey Lunn
**Date:** 14-OCT-2020

**Particulars of Development:**
DEMOLITION OF EXISTING GARAGE AND CONSERVATORY AND 2 STOREY SIDE EXTENSION.

**Location of Development:**
5 THE SLEEVE, LEEK

## Conditional

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

Site Visit Carried Out on 09/09/2020

Current records show that there were not any Personal Injury Collisions on The Sleeve 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 conservatory and the erection of a two-storey extension which will increase the number of bedrooms from 3 to 4. The property is located on The Sleeve (Road No. D1291) which is an unclassified road (cul-de-sac), has a speed limit of 30 mph and benefits from street lighting.

Off highway parking in accordance with Staffordshire Moorlands Parking Standards is; Detached/Semi Detached 4 or more bedrooms – 3 spaces (2.4 x 4.8m each space). It would appear the parking detailed on Drg no 2024/02 Rev A accommodating 3 vehicles is achievable and therefore the proposal is considered not to have a detrimental impact on the highway.

I have no objection to the proposal (application number SMD/2020/0472) subject to the following conditioned.

1 The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plans. The parking area shall thereafter be retained unobstructed as parking area for the life 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 front garden wall may be required to be removed to facilitate access to the parking area.

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