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: ALEX CAUSLEY
2 SCHOOL CLOSE
DILHORNE
STOKE ON TRENT
ST102QB

Application Type: FULL
Application No: SMD2020/0533
Date Received: 29-SEP-2020
Road No: A0521

Officer: Tracey Lunn
Date: 19-OCT-2020

Particulars of Development:
PROPOSED TWO STOREY SIDE EXTENSION.

Location of Development:
64 CHEADLE ROAD, FORSBROOK, ST11 9AS.

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 Carried Out on 16/10/2020

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

The 2-bedroom property is located on Cheadle Road which is an A classification road (Road No. A521), has a 30-mph speed limit and streetlighting.

The proposal, a 2-storey extension, comprising of a new garage with bedroom above which will increase the number of bedrooms from 2 to 3.

Staffordshire Moorlands Parking Standards which states; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4m x 4.8m each space) and the minimum garage internal dimensions for a single garage of 3m x 6m. Dwg. ref CR2b supplied with the application details the proposed garage dimensions at 2.4m x 5.2m do not reach the Parking Standards.

I have no objection to the proposal (application number SMD2020/0533) subject to the following conditioned.

1. The garage indicated on the approved plan (Dwg ref CR2b) shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

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:

(i) The proposed garage does not reach the minimum internal dimensions specified in the Parking Standards. To comply with the required 2 parking spaces as detailed in the Parking Standards the garage would need to meet the minimum internal dimensions.

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