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 HEATH PARKER
17 CROSSFIELD AVENUE
BLYTHE BRIDGE
ST119PL

Application Type: FULL
Application No: SMD2020/0450
Date Received: 05-OCT-2020
Road No: D2212

Officer: Tracey Lunn
Date: 23-OCT-2020

Particulars of Development:
TWO STOREY SIDE AND REAR EXTENSION PROVIDING KITCHEN AND FAMILY AREA WITH BEDROOM AND BATHROOM OVER, SINGLE STOREY REAR EXTENSION.

Location of Development:
17 CROSSFIELD AVENUE, BLYTHE BRIDGE, ST11 9PL

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 22/10/2020

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

The proposal is for the erection of a two-storey side and rear extension and the demolition of the existing garage. The property is located on Crossfield Avenue (Road No. D2212) which is an unclassified road, has a 30-mph speed limit and benefits from streetlighting.

The property's first floor footprint will increase from 3 to 4 bedrooms and therefore requires off highway parking for 3 vehicles in order to meet with Staffordshire Moorlands Parking Standards which states; Detached/Semi Detached up to 4 bedrooms requires 3 spaces (2.4 x 4.8m each space).

The property benefits from off highway parking however, the submitted plans show the property will be removing the garage at 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 spaces to compensate for the loss of the garage and the increase in bedrooms. 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/2020/0450) subject to the following conditioned.

1. 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.

REASON
ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

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