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: MRS ANDREA RHODES
142 ASHBOURNE ROAD
CHEADLE
ST101RT

Application Type: FULL
Application No: SMD2020/0474
Date Received: 15-OCT-2020
Road No:

Officer: Tracey Lunn
Date: 23-OCT-2020

Particulars of Development:
DEMOLITION OF EXISTING UPVC SIDE CONSERVATORY AND REPLACEMENT WITH 2 STORY SIDE EXTENSION COMPRISING NEW KITCHEN, BEDROOMS TO FIRST FLOOR AND CONVERTED LOFT SPACE. INTERNAL ALTERATIONS TO FORM NEW STAIRCASE AND RE ROOFING TO EXISTING PROPERTY. PROPOSED SINGLE BAY GARAGE.

Location of Development:
142 ASHBOURNE ROAD, CHEADLE

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 Ashbourne Road within 50 metres either side of the property access for the previous five years.

The proposal is for the demolition of the existing conservatory and the erection of a two-storey extension and garage. The property is located on Ashbourne Road (Road No. B5032) which is a B classification road, 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 3 bedrooms – 2 spaces (2.4 x 4.8m each space). The proposed garage as detailed on Drawing Number AR20-GBD-XX-XX-DR-A-003 Rev C meets with the Parking Standards which state; minimum internal dimensions for a single garage must be 3m x 6m.

I have no objection to the proposal (application number SMD2020/0474) subject to the following conditioned.

1. The garage indicated on the approved plan (AR20-GBD-XX-XX-DR-A-003 Rev C) 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.

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