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 MASON
BADGERS CROFT WESTWOOD
WETLEY ROCKS
ST90BU

Application Type: FULL
Application No: SMD2020/0629
Date Received: 19-NOV-2020
Road No: PRIVATE

Officer: Tracey Lunn
Date: 01-DEC-2020

Particulars of Development:
DEMOLITION OF EXISTING CONSERVATORY, ERECTION OF SUNROOM, TWO STOREY SIDE AND FIRST FLOOR REAR EXTENSION

Location of Development:
BADGERS CROFT WESTWOOD, WETLEY ROCKS

Acceptance

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

Site Visit 27/11/2020

Current records show that there were not any Personal Injury Collisions on Brookhouse Lane for the previous five years.

This proposal is for the demolition of an existing conservatory and construction of a sunroom, two storey side and first floor rear extension. The property is located on a private section of track off Brookhouse Lane. Brookhouse Lane (Road No. D1103), has a speed limit of 60 mph and serves a number of properties and farms.

The proposed extension will increase the number of bedrooms from 3 to 4 bedrooms.

The property benefits from off highway parking which it would appear can accommodate 3 vehicles and therefore meets with Staffordshire Moorlands Parking Standards which state; Detached/Semi Detached 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space).

The proposal would not have a detrimental impact on the highway, I have no objection (application number SMD/2020/0629).

Note to Planning Officer:

The proposal site is accessed off a private drive and therefore is not adopted highway under the control of Staffordshire County Council.

It is the applicant's responsibility to ensure that they have the right of access between the application site and the adopted highway.

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