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: 21-DEC-2020
Road No:

Officer: Tracey Lunn
Date: 23-DEC-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.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached 4 bedroom property will require 3 spaces (2.4 x 4.8m each space). The property currently benefits from off highway parking. The proposal will reduce the available off highway parking whilst increasing the property footprint from 3 bedrooms to 4 bedrooms. 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. Therefore, I require a revised plan detailing two acceptable parking spaces shown within the front garden, to meet with the Parking Standards. The proposed single garage as detailed on Drawing Number AR20-GBD-XX-XX-DR-A-003 Rev C meets with the minimum internal dimensions for a single garage of 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.
2. No development shall be commenced until a revised plan showing 2 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.

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 plan AR20-GBD-XX-XX-DR-A-003 Rev C refers to the proposed dwelling having 3 bedrooms. I assume the office is to be considered as a 4th bedroom given the room dimensions of 3.2m x 2.8m. Therefore, 3 off highway parking spaces necesarry to meet with SMDC Parking Standards for a 4 bedroomed property. A plan detailing 2 spaces within the front garden is required.

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