

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR & MRS WALTON
6 KNIVEDEN LANE
LEEK
ST13 5B

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0157

Date: 04-MAY-2021

Date Received: 14-APR-2021

Road No: D1293

Particulars of Development:

SINGLE STOREY SIDE EXTENSION AND CONVERSION OF THE DETACHED GARAGE TO A HABITABLE ROOM

Location of Development:

6 KNIVEDEN LANE
LEEK

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1. A site visit was carried out on 27/04/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Kniveden Lane within 50 metres of the property access for the previous five years.
3. Background;
The detached property is located on Kniveden Lane (Road No. D1293) an unclassified road with a speed limit of 30 mph and street lighting.
4. Description of Proposal;
Proposed single storey side extension and conversion of the detached garage to a habitable room.
5. Comment;
The property's footprint will retain 3-bedrooms, the proposed office being of a size (approx. 2.9m x 2.8m) and its previous use as a bedroom is considered as a third bedroom. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 3 or more bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The property benefits from off highway parking (driveway and garage). The proposal to convert the garage will mean the loss of a parking space. However, there is sufficient room within the front garden of the property to accommodate 2 vehicles as detailed on submitted Drawing Number PL 013C. An extension to the current vehicle access crossing is required to facilitate access to the new additional parking space.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

1. The development hereby permitted shall not be brought into use until the extended access to the site within the limits of the public highway has been completed.

IMPORTANT INFORMATIVE TO BE INCLUDED ON NOTICE:

The dropped crossing to the site shall be extended in accordance with the submitted Drawing Number PL05 A and SCC requirements.

The above requires a retrospective permit from our Network Management Section. Please note that you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email tonmu@staffordshire.gov.uk)

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