

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

Applicant: MR M BYRNE
AVALON WOODHOUSE LANE
BIDDULPH
ST87RW

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0254

Date: 14-MAY-2021

Date Received: 27-APR-2021

Road No: D1078

Particulars of Development:

REPLACEMENT OF THE EXISTING ROOF WITH A NEW 42 DEGREE PITCHED ROOF FORMING 2NO NEW BEDROOMS AND A BATHROOM IN THE ATTIC SPACE

Location of Development:

AVALON WOODHOUSE LANE, BIDDULPH

Acceptance

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

1. Site Visit Carried Out on 06/05/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Woodhouse Lane within 50 metres of the property access for the previous five years.
3. Background;
The property is located on Woodhouse Lane (Road No. D1078), an unclassified road has a 30mph speed limit and benefits from streetlights.
4. Description of Proposal;
Replacement of the existing roof with a new 42 degree pitched roof forming 2no new bedrooms and a bathroom in the attic space.
5. Comment;
The property benefits from off highway parking (driveway and garage). The submitted plans show the proposal will increase the properties floor plan from 3 bedrooms to 4 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. It was noted the current parking arrangements can accommodate parking for 3 vehicles including the garage.

The proposal does not have a detrimental impact on the adopted highway I therefore have no objection. (application number SMD/2021/0254)

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