

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

Applicant: MRS SARAH MELLOR
WOODSIDE CHEDDLETON ROAD
LEEK
ST135QZ

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0261

Date: 11-MAY-2021

Date Received: 22-APR-2021

Road No: A0520

Particulars of Development:

SECOND STOREY EXTENSION ABOVE EXISTING BALCONY, CONVERSION OF EXISTING GARAGE TO A LIVING AREA, CONSTRUCTION OF DOUBLE GARAGE AND SINGLE

Location of Development:

WOODSIDE CHEDDLETON ROAD
LEEK

Acceptance

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

1. Site Visit Carried Out on 07/05/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Cheddleton Road within 120 metres of the private driveway access for the previous five years.
3. Background;
The property is accessed via a private driveway off Cheddleton Road (Road No. A0520), an A classified road, subject to a 40mph speed limit and benefits from streetlights.
4. Description of Proposal;
The proposal is for a second storey extension above the existing balcony, conversion of existing garage and construction of a replacement detached garage.
5. Comment;
The current 3-bedroom property benefits from off highway parking (driveway and garage). The conversion of the existing garage into a bedroom suite will increase the floor plan from 3 to 4 bedrooms. However, a new detached garage is proposed. Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. There is sufficient off highway parking within the curtilage of the property to meet the Parking Standards.

The proposal is considered not to have a detrimental impact on the adopted highway I therefore have no objection. (application number SMD/2021/0261)

Note to Planning Officer:

Access onto the public highway is not included within the red line. The developer should ensure they have appropriate rights and permissions to carry out the work.

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