

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

Applicant: MR DANIEL WALKER
WINDYLOW GEOFFREY AVENUE
LEEK
ST135PQ

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0247

Date: 17-MAY-2021

Date Received: 30-APR-2021

Road No: D1291

Particulars of Development:

PROPOSED 2 STOREY SIDE EXTENSION

Location of Development:

WINDYLOW GEOFFREY AVENUE
LEEK

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 Geoffrey Avenue within 50 metres of the private access for the previous five years.
3. Background;
The property is accessed via a drive serving 4 dwellings which is located off Geoffrey Avenue (Road No. D1291). Geoffrey Avenue is an unclassified road, is subject to a 30mph speed limit and benefits from streetlights.
4. Description of Proposal;
Proposed 2 storey extension to the side elevation of the property.
5. Comment;
The proposal will increase the current floor plan to provide a utility and dining room to the ground floor and a new larger 3rd bedroom to the first floor. The current box room/ 3rd bedroom will be converted into a bathroom. The property benefits from off highway parking and meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0247).

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