

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

Applicant: MR L TAYLOR
117 LEEK ROAD
STOCKTON BROOK
ST99NJ

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0250

Date: 24-MAY-2021

Date Received: 05-MAY-2021

Road No: A053

Particulars of Development:

PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION.

Location of Development:

117 LEEK ROAD
STOCKTON BROOK

Acceptance

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

1. Site Visit Carried Out on 13/05/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Leek Road within 50 metres of the property access for the previous five years.
3. Background;
The property is located on Leek Road (Road No. A053), an A classified road which is subject to a 30mph speed limit and benefits from streetlights. The A053 is part of the primary route network and provides the main vehicle link between the City of Stoke on Trent and Leek.
4. Description of Proposal;
The proposal is the demolition of the existing garage and construction of a new two storey side extension. A new replacement garage and gym is proposed to the ground floor with an office and games room above.
5. Comment;
The property benefits from off highway parking (driveway and garage). Currently the property has 4 bedrooms however given the size of the proposed office and games room they could be converted into an extra 2 bedrooms making a total of 6. 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. It was noted the current parking arrangements can accommodate sufficient parking, including the garage for a property of this size. It is therefore considered the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0250).

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