

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

Applicant: MR S BALL
16 HILLSIDE ROAD
WERRINGTON
ST9 0LJ

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0255

Date: 26-MAY-2021

Date Received: 20-MAY-2021

Road No: D1200

Particulars of Development:

PROPOSED TWO STOREY/FIRST FLOOR EXTENSION, CONSERVATORY AND GARAGE CONVERSION

*** REVISED DRAWING 2469/21/01B RECIEVED ON 20/05/2021 ****

Location of Development:

16 HILLSIDE ROAD, WERRINGTON

Conditional

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

1. Site Visit Carried Out on 27/04/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Hillside Road within 50 metres of the property access for the previous five years.
3. Background;
The property is located on Hillside Road (Road No. D1200), an unclassified road has a 30mph speed limit and benefits from streetlights.
4. Description of Proposal;
The proposal is for a two-storey extension, conservatory and garage conversion.
5. Comment;
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 3-bedroom property benefits from off highway parking however, the submitted plans show the property will be removing the garage at the loss of a parking space. This is likely to result in additional vehicles parking on the highway which would have a detrimental impact. However, there is sufficient room within the front garden of the property to accommodate an additional parking space to compensate for the loss of the garage. A revised plan Drawing Number 2469/21/01B detailing parking for 3 vehicles has been submitted.

I have no objection to the proposal (application number SMD/2021/0255) subject to the following conditioned.

1The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan Drawing Number 2469/21/01B. The parking area shall thereafter be retained unobstructed as parking for the life of the development.

REASONS

To comply with NPPF paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

Note to Planning Officer;

This response is based on the submitted revised plan Drawing Number 2469/21/01B received on 20/05/2021.

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