

To: Staffordshire Moorlands, DCMStaffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ**Applicant:** J & D PROPERTY DEVELOPMENTS
LIMITEDJ & D PROPERTY DEVELOPMENTS
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LEEK
WS137DL**Application Type:** FULL**Officer:** Tracey Lunn**Application No:** SMD2021/0362**Date:** 30-JUN-2021**Date Received:** 11-JUN-2021**Road No:** PRIVATE**Particulars of Development:**

PROPOSED DETACHED 2 BEDROOMED DWELLING

Location of Development:

GLAN LEA THE AVENUE

Acceptance

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

1. Site Visit Carried Out on 17/06/2021

2. Personal Injury Collisions;

There are no recorded injury accidents within 50m either side of the junction of The Avenue with Cheadle Road (the nearest adopted highway) for the previous five years. The County Council do not hold any records of Personal Injury Collisions on The Avenue.

3. Background;

The property is located on The Avenue which is a private road.

Previous application;

SMD/2020/0652 - Construction of a 3-bedroom detached dwelling – Acceptable to the Highways Authority.

4. Description of Proposal;

Proposed detached 2 bedroomed dwelling.

5. Comment;

Given the size of the proposed study it is considered it could be utilised as a 3rd bedroom. Staffordshire Moorlands Parking Standards states; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4m x 4.8m each space). Drawing Ref: 1571-AL35B supplied with the application does not annotate off highway parking for 2 vehicles for the proposed new dwelling. However, Drawing Ref: 1571-AL34A and the Design and Access Statement does detail parking for 2 vehicles. The existing property Glan-lea will retain 2 spaces as shown in Drawing Ref: 1571-AL35B.

The proposed access is to remain unchanged and as per previous application SMD/2020/0652, which was acceptable to the Highway Authority.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore, I have no objection to the proposal (application number SMD/2021/0362).

NOTES TO PLANNING OFFICER:

The Avenue, Cheddleton is an unadopted private road. The applicants should ensure they have appropriate rights to carry out these proposed works.

The red line does not connect to the public highway.

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