

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

Applicant: MS EMMA THORLEY
127 ASH BANK ROAD
WERRINGTON
ST2 9DS

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0367

Date: 06-JUL-2021

Date Received: 17-JUN-2021

Road No: A052

Particulars of Development:

PROPOSED 2 STOREY EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO REAR.

Location of Development:

127 ASH BANK ROAD
WERRINGTON

Acceptance

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

1. Site Visit Carried Out on 06/07/2021
2. Personal Injury Collisions;
Current records show that there is 1 Personal Injury Collision (PIC) on Ash Bank Road within 120 metres either side of the proposed access for the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.
3. Background;
The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road, is subject to a 40mph speed limit and benefits from streetlights.
4. Description of Proposal;
Proposed 2 Storey extension to side and single storey extension to rear.
5. Comment;
The proposal will increase the number of bedrooms from 3 to 4 bedrooms. The property benefits from off highway parking (driveway and garage). 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) and the minimum internal dimensions for a single garage are 6m x 3m. The current garage to the rear of the property will be demolished and a new garage which is of substandard dimension (7.6m x 2.4m maximum width) will be constructed to the side elevation of the property. However, having visited the site it was noted that the drive has sufficient space to provide turning and to accommodate parking for 3 vehicles.

It is therefore considered the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0367).

Note to Planning Officer:

It does not state on the Application Form or within the project title on Drawing No. 3/55, the construction of a garage. I assume that the garage as detailed within the section detailing the Proposed Ground Floor Plan forms part of the proposal.

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