

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

Applicant: MRS CARLA HOLDCROFT
27 SIDE ANNATTS HIGH LANE
BROWN EDGE
ST68RT

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0326

Date: 06-JUL-2021

Date Received: 16-JUN-2021

Road No: B5051

Particulars of Development:

PROPOSED TWO AND ONE STOREY REAR EXTENSIONS & SINGLE STOREY SIDE EXTENSION

Location of Development:

27 SIDE ANNATTS HIGH LANE
BROWN EDGE

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 06/07/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on High Lane within 50 metres of the property for the previous five years.
3. Background;
The property is located on High Lane (Road No. B5051). High Lane is a B classified road, is subject to a 30mph speed limit and benefits from streetlights.
4. Description of Proposal;
Proposed two and one storey rear extensions & single storey side extension.
5. Comment;
The proposal will increase the number of bedrooms from 3 to 4 bedrooms. The property benefits from off highway parking (driveway and carport). The carport will be replaced by a garage however this is of substandard dimension (5m x 2.3m). Staffordshire Moorlands Parking Standards which 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. Plan titled Proposed Plans 100-02A details parking for 3 vehicles.

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

1 The development hereby permitted shall not be brought into use until the parking area has provided in accordance with the approved plan titled Proposed Plans 100-02A and retained for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety

Note to Planning Officer:

It was noted the hedge to the south west of the property was overgrown. The trimming back of this vegetation would aid driver's visibility when exiting onto High Lane.

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