

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

Applicant: MRS T STEVENSON
9 LORIEN CLOSE
LEEK
ST138NY

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0328

Date: 09-JUN-2021

Date Received: 24-MAY-2021

Road No: D1291

Particulars of Development:

TWO STOREY SIDE EXTENSION TO A SEMI-DETACHED STEPPED LEVEL DWELLING.

Location of Development:

9 LORIEN CLOSE LEEK

Conditional

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

Site Visit Carried Out on 04/06/2021

Current records show that there were not any Personal Injury Collisions on Lorien Close within 50 metres either side of the property access for the previous five years.

The proposal is for the construction of a two-storey side extension to provide a dining area to the ground floor and a larger bathroom and 3rd bedroom and a new study to the 1st floor. The property is located on Lorien Close (Road No. D1291) which is an unclassified road, is subject to a 30 mph speed limit and benefits from street lighting.

It is noted that the garage has been converted into an office at the loss of a parking space. The property does however benefit from off highway parking (driveway) which can currently accommodate parking for 1 vehicle. The submitted plan titled Floor Plan and Elevations as proposed, show the proposal will increase the property's floor plan from 3 bedrooms to 4 bedrooms (including the study). 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. However, it was noted that there is sufficient space within the front garden to accommodate additional parking. Therefore, I require a revised plan detailing 3 acceptable parking spaces shown within the front garden.

I have no objection to the proposal (application number SMD/2021/0328) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces within the front garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be available prior to first occupation and be retained for the lifetime of the development.

REASONS

To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer- It is noted given the size of the proposed study it can be converted into a bedroom.

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