

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

Applicant: MR L TAYLOR
117 LEEK ROAD
STOCKTON BROOK
ST99NJ

Application Type: RETROSPECTIVE
APPLICATION

Officer: Tracey Lunn

Application No: SMD2021/0429

Date: 29-JUL-2021

Date Received: 14-JUL-2021

Road No: A053

Particulars of Development:

RETROSPECTIVE APPLICATION FOR PROPOSED DEMOLITION OF EXISTING FIRST FLOOR BATHROOM AND ERECTION OF TWO STOREY REAR EXTENSION

Location of Development:

117 LEEK ROAD
STOCKTON BROOK

Acceptance

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

1. Site Visit Carried Out on 23/07/2021
2. Personal Injury Collisions;
Current records show there were no Personal Injury Collisions on Leek Road within 50 metres of the property access for the previous five years.
3. Background;
The property is located on Leek Road (Road No. A053), an A classified road which is subject to a 30mph speed limit and benefits from streetlights. The A053 is part of the primary route network and provides the main vehicle link between the City of Stoke on Trent and Leek.

Previous Application;
SMD/2021/0250 - Proposed demolition of existing garage and erection of a two-storey side extension – Accepted by the Highway Authority.

4. Description of Proposal;
Retrospective application for proposed demolition of the existing first floor bathroom and erection of a two-storey rear extension.

5. Comment;
This is a retrospective application for the construction of a two-storey extension to the rear elevation of the property. The extension provides a family room to the ground floor with a bedroom above. The property originally had 3 bedrooms, this application (SMD/2021/0429) increased the property floor plan to 4 bedrooms. Planning Application SMD/2021/0250 to construct a two-storey extension to the side elevation provided an office and games room. Due to the size of the office and games room it was considered they could be converted into an extra 2 bedrooms making a total of 6 bedrooms. 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. It was noted during the site visit that the current parking arrangements (garage and driveway) can accommodate sufficient parking for a property of this size. It is therefore considered the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0429).

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