

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

Applicant: MR STEVE MACE
1 ST LEONARDS AVENUE
IPSTONES
ST102QD

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0450

Date: 05-AUG-2021

Date Received: 15-JUL-2021

Road No: D1296

Particulars of Development:

EXTENSION AND ALTERATIONS TO DWELLING

Location of Development:

1 ST LEONARDS AVENUE
IPSTONES

Acceptance

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

1. Site Visit Carried Out on 05/08/2021
2. Personal Injury Collisions;
Current records show there were no Personal Injury Collision (PIC) on St. Leonards Avenue and Froghall Road within 120 metres of the property for the previous five years.
3. Background;
The property is located on St Leonards Avenue (Road No. D1296) at its junction with Froghall Road (Road No. B5053). St. Leonards Avenue is a D classified road, Froghall Road is a B classified road, both are subject to a 30mph speed limit and benefit from streetlights.
4. Description of Proposal;
Proposed extension and alterations to dwelling.
5. Comment;
The proposal to construct an extension over the existing garage will provide a bedroom with ensuite, this will increase the number of bedrooms from 3 to 4 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). The property benefits from off highway parking, a driveway and garage. It is noted there is sufficient space within the curtilage of the property 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/2021/0450).

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