

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

Applicant: MR & MRS MCCLINTOCK
38 MULBERRY WAY
LEEK
ST135TL

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0477

Date: 07-AUG-2021

Date Received: 20-JUL-2021

Road No: D1289

Particulars of Development:

PROPOSED PORCH, REAR EXTENSION AND DETACHED GARAGE

Location of Development:

38 MULBERRY WAY
LEEK

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 that there were not any Personal Injury Collisions on Mulberry Way within 50 metres of the property access for the previous five years.
3. Background;
The property is sited on a corner plot located on Mulberry Way (Road No. D1289) it is an unclassified road, is subject to a 30-mph speed limit and has streetlighting. Currently the property benefits from off highway parking accessible from both the front and side elevations.
4. Description of Proposal;
Proposed porch, rear extension and detached garage
5. Comment;
Currently the property benefits from a driveway to the front elevation of the property and double gates at the side elevation facilitating access to a concrete parking area within the rear garden. The proposal is to construct a garage in the rear garden, however the proposed garage at 3.2m x 5.6m of is substandard internal dimension. Staffordshire Moorlands Parking Standards state: the minimum internal dimensions for a single garage are 6m x 3m. It is also proposed to retain a small parking area and to install electronically operated sliding gates as detailed in submitted plan Drg No. 2021-2595-02 Rev.B. The porch may encroach into the current parking area (driveway) however there is sufficient parking within the curtilage of the site.

The proposal seeks to improve the current off highway parking provision and therefore it is considered not have a detrimental impact on the highway. I have no objection (application number SMD/2021/0477)

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