

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

Applicant: MR & MRS ANDREW GREGORY
67 CONWAY ROAD
KNYPERSLEY
ST87AW

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0490

Date: 12-AUG-2021

Date Received: 27-JUL-2021

Road No: D1283

Particulars of Development:

REAR SINGLE STOREY EXTENSION TO FORM GARDEN ROOM, EXPANSION OF EXISTING KITCHEN INTO EXISTING GARAGE AND SINGLE STOREY EXTENSION TO SIDE TO FORM NEW GARAGE.

Location of Development:

67 CONWAY ROAD
KNYPERSLEY

Acceptance

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

1. Site Visit Carried Out on 12/08/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Conway Road within 50 metres of the property access for the previous five years.
3. Background;
The property is located on Conway Road (Road No. D1283) it is an unclassified road, is subject to a 30-mph speed limit and has streetlighting. Currently the property benefits from off highway parking (drive and garage).
4. Description of Proposal;
Rear single storey extension to form garden room, expansion of existing Kitchen into existing garage and single storey extension to side to form new garage.
5. Comment;
The 3-bedroom property benefits from a driveway to the front elevation and a single garage to the side elevation. The proposal is to expand the existing kitchen into the garage and to form a new garage to the side elevation of the property. However, the proposed garage at 2.6m x 4.5m is substandard internal dimension. Staffordshire Moorlands Parking Standards state: the minimum internal dimension for a single garage is 6m x 3m. It was noted at the site visit that there is sufficient parking within the curtilage of the site for a property of this size.

The proposal is considered not have a detrimental impact on the highway. I have no objection (application number SMD/2020/0490).

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