

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

Applicant: MR DOMINIC HILL
BREEZE HOUSE SUNNYHILLS ROAD
LEEK
ST135RJ

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0481

Date: 07-SEP-2021

Date Received: 01-SEP-2021

Road No: D1290

Particulars of Development:

PROPOSED CREATION OF FIRST FLOOR OFFICE SPACE WITH GROUND FLOOR TOILET BLOCK TO FACTORY, INTERNAL ALTERATIONS AND FACADE AMENDMENTS.

Location of Development:

BREEZE HOUSE SUNNYHILLS ROAD
LEEK

Acceptance

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

Site Visit – 13/08/2021

Current records show that there are no recorded Personal Injury Collisions on Sunnyhills Road within 50 metres of the property for the previous five years.

The property is located on Sunnyhills Road within Barnfields Industrial Estate on the edge of Leek. Sunnyhills Road is a D classified road (Road No. D1290) is subject to a 30 mph speed limit and benefits from street lighting. There are parking restrictions (no waiting at any time) along Sunnyhills Road fronting the site.

The proposal is the creation of a first-floor office space with a ground floor toilet block to factory, internal alterations and facade amendments.

The proposal will provide a toilet block to the ground floor. The construction of a new first floor will provide toilets, kitchen, meeting room and 2 offices.

The gross internal floor space (B1 (a) - Office (other than A2)) will increase by 135m² to a total of 435m². Staffordshire Moorlands Parking Standards state: Class B1- (1.Offices) requires 1 space per 25m² gross floor area up to 250m², then 1 space per 30 square metres thereafter. A total of 16 spaces for the existing and proposed floor space are required to meet the Parking Standard.

The Application Form states the proposal will reduce the current arrangement by 2 spaces a total parking spaces 38 will remain. It is intended there will be no increase to the number of staff.

It is considered given the remaining available parking spaces (38) and the required number of spaces as per the Parking Standards (16) the proposal would not have a detrimental impact on the highway. I therefore have no objection (application number SMD/2021/0481).

NTPO:

Confirmation of remaining parking as detailed in Drg. No. 21-106-06 received on 01/09/2021.

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