

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

Applicant: MISS HAYLEY ALCOCK
48 CHURNET VALLEY ROAD
KINGSLEY HOLT
ST102BQ

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0578

Date: 15-SEP-2021

Date Received: 07-SEP-2021

Road No: A0521

Particulars of Development:
PROPOSED TWO STOREY SIDE EXTENSION

Location of Development:
48 CHURNET VALLEY ROAD
KINGSLEY HOLT

Acceptance

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

1. Site Visit Carried Out on 09/09/2021
2. Personal Injury Collisions;
Current records show there were no Personal Injury Collision (PIC) on Churnet Valley Road within 120 metres of the property for the previous five years.
3. Background;
The property is located on Churnet Valley Road (Road No. A0521) an A classified road, is subject to a 40mph speed limit and benefits from streetlights.
3. Description of Proposal;
Proposed two storey side extension.
4. Comment;
The proposal is to construct an extension to the side elevation of the property and internal modifications including the conversion of the loft space. It will provide a living/dining room to the ground floor, 2nd, and 3rd bedrooms to the first floor and a 4th bedroom within the loft space. Modifications are proposed to the existing 3rd bedroom to provide a study and access to the 4th bedroom. The proposed study given the size and current use can easily be converted to a bedroom and therefore is a 5th bedroom. 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). It is noted there is sufficient space within the curtilage of the property to accommodate parking for 3 vehicles. The property benefits from off highway parking, a driveway and garage.

It is therefore considered the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0578).

Note to Planning Officer:

It is considered given the size and previous use of the proposed study the room could be returned to a bedroom increasing the property to 5-bedrooms.

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