

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

Applicant: MR AND MRS N PARTON
BROOKLANDS LAKE ROAD
RUDYARD
ST138RN

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0579

Date: 23-SEP-2021

Date Received: 08-SEP-2021

Road No: D1097

Particulars of Development:

PROPOSED CONVERSION OF GARAGE TO FORM STUDY

Location of Development:

BROOKLANDS LAKE ROAD RUDYARD

Acceptance

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

1. Site Visit Carried Out on 22/09/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Lake Road within 50 metres of the access for the previous five years.
3. Background;
The property is located on Lake Road (Road No. D1097), which is a D classified road with a 30mph speed limit and has the benefit of streetlights.
Previous Applications;

SMD/2002/0870 – Two replacement dwellings (revised submission) – SCC Highway response – Conditional - Adequate facilities shall be provided and thereafter maintained for the parking and turning of 3No. private vehicles per plot within the site curtilage.
4. Description of Proposal;
Proposal is the conversion of garage to form a study.
5. Comment;
The property is accessed via a private drive which services 2 properties. It is approximately 50 metres in length and runs in a north easterly direction from Lake Road. The property currently has a driveway and garage which can accommodate 3 vehicles. The conversion of the garage will incur the loss of a parking space; however, the proposed adjustments to the front garden as detailed on Drawing No. NEPA/PP/01/003 will enlarge the current drive to provide parking for 3 vehicles. It is considered the property will have sufficient parking for a property of this size and therefore the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0579).

Note to Planning Officer:

Access onto the public highway is not included within the red line.

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