

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

Applicant: MR JOHN EDWARDS
25 SCHOOL LANE
CAVERSWALL
ST119EN

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0569

Date: 08-OCT-2021

Date Received: 10-SEP-2021

Road No: D1177

Particulars of Development:

TWO STOREY SIDE AND REAR EXTENSION

Location of Development:

25 SCHOOL LANE
CAVERSWALL

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

Site Visit Carried Out on 22/09/2021

Current records show that there were not any Personal Injury Collisions on School Lane within 50 metres either side of the property access for the previous five years.

The property is located on School Lane (Road No. D1177) which is a D classified road, has a speed limit of 30 mph and benefits from a street-light.

The proposal is for the construction of a two-storey side and rear extension to provide a guest toilet, utility, dining room and kitchen to the ground floor and 2 bedrooms and bathroom to the first floor. The proposal will increase the property's floor plan from 2 bedrooms to 4 bedrooms. 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) for residents and visitors. The property benefits from off highway parking (driveway). However, the proposed extension to the side elevation of the property will encroach into the driveway, reducing the available parking to 2 spaces, this is below the number of spaces required by the Parking Standards.

However, the submitted plan labelled Block and Location Plan (dated 07/10/2021) shows a proposed extension to the driveway, the driveway can then accommodate parking for 3 vehicles.

It is therefore considered the proposal does not have a detrimental impact on the public highway. I have no objection to the proposal (application number SMD/2021/0569) subject to the following condition.

1. The development hereby permitted shall not be brought into use until the parking area, for 3 vehicles, as shown on the approved plan labelled Block and Location Plan (dated 07/10/2021), has been provided in a hard surfaced, bound material and sustainably drained.

Thereafter the parking area shall be retained in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority

REASONS

To comply with NPPF; in the interests of highway safety.

Note to Planning Officer;

This response is based on the submitted plan labelled Block and Location Plan (dated 07/10/2021) received on 07/10/2021.

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