

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2021/0689

Officer: Tracey Lunn

Date Received: 02/11/2021

Date: 08/11/2021

Particulars of Development: Erection of car port with first floor extension to side of dwelling, alterations including front porch, widening of existing vehicular access and enlargement of hard standing.

Location of Development: 7 Beech Close Leek

Conditional

Site visit 08/11/2021

Current records show that there were no Personal Injury Collisions on Beech Close within 50 metres either side of the property access for the previous five years.

The property is located on Beech Close which is a D classification road (Road No. D1290), is subject to a 30 mph speed limit and has streetlighting.

Previous Applications; SMD/2021/0150 - Erection of car port with first floor extension to side of dwelling, alterations including front porch, widening of existing vehicular – Conditioned by the Highway Authority.

This is an amended proposal in relation to application SMD/2021/0150. The amendments are mainly aesthetic though it is also proposed to increase the porch width to 2.37m (previously 2.15m) and depth to 1.69m (previously 1.54m). The available parking area will be slightly reduced as a result of the increased size of the porch. However, as detailed on submitted Drg No. 2020-2492-10 the parking area can still accommodate parking for 3 vehicles and therefore meets with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD2021/0689) subject to the following being conditioned.

1 The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan Drg No. 2020-2492-10. The parking area shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

NOTES TO PLANNING OFFICER: Access arrangements (vehicle access crossing) to the parking area have been addressed within application SMD/2021/0150.

Commissioner for the Built County

On behalf of the County Council
As Highway Authority

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