

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

Applicant: MR & DR S JONES
7 LEIGH HOUSE
DAINTRY STREET
LEEK
ST135PG

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0685

Date: 09-NOV-2021

Date Received: 27-OCT-2021

Road No:

Particulars of Development:

NEW WINDOW OPENINGS AND CREATION NEW OF VEHICLE ACCESS

Location of Development:

7 LEIGH HOUSE DAINTRY STREET
LEEK

Acceptance

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

1. Site Visit Carried Out on 08/11/2021

2. Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Daintry Street within a 50 metres radius of the property for the previous five years. The rear access is private, Staffordshire County Council do not hold PICs records on private roads.

3. Background;

The property is located on Daintry Street (Road No. D1290), it is an unclassified road, is subject to a 30-mph speed limit and has streetlighting. Daintry Street provides access to Daintry Close and several residential properties and terminates at its junction with the private rear access road. The private rear access which is approx. 6.5 metres wide, provides access to several garages. There are no parking restrictions along Daintry Street, on-street parking was observed during the site visit. Currently the property does not benefit from off highway parking.

4. Description of Proposal.

Instillation of new window openings and creation new of vehicle access.

5. Comments on Information Submitted;

The proposal is to install new windows and the creation of a parking area and vehicle access. The proposed new parking area will accommodate 3 vehicles and is to be constructed at the rear of the property, access will be gained via the private access road.

Staffordshire Moorlands Parking Standards states; Detached/Semi Detached of 4 or more bedrooms, the property has 5 bedrooms, requires 3 spaces (2.4m x 4.8m each space).

The property does not have any off-highway parking and therefore the applicant is seeking to improve the current parking arrangement with the proposal to provide 3 parking spaces.

The proposal will not have a detrimental impact on the adopted highway, I therefore have no objection (application number SMD/2021/0685).

NOTES TO PLANNING OFFICER:

Following a site visit it is noted that the rear access road is a private road and not adopted highway. It was also noted that the surface of the private road in some sections appears to be in poor condition. The applicant is advised to confirm that they have vehicular rights of access between the proposed parking area and the public highway on Daintry Street.

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