

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

To: Development Control Manager,

Applicant:

Address:

Officer: T. Lunn

Date Received: 19/11/2021

Date: 06/12/2021

Particulars of Development: Proposed 2 Storey extension to side and single storey extension to rear.

Location of Development: 127 Ash Bank Road, Werrington

Acceptable

Site Visit Carried Out on 24/11/2021

Personal Injury Collisions;

Current records show that there is 1 Personal Injury Collision (PIC) on Ash Bank Road within 120 metres either side of the proposed access for the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;

The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road, is subject to a 40mph speed limit and benefits from streetlights.

Previous Application;

SMD/2021/0367 - Proposed 2 Storey extension to side and single storey extension to rear- Acceptable to the Highway Authority.

Description of Proposal;

Proposed 2 Storey extension to side and single storey extension to rear.

Comment;

The proposal is to construct a 2-storey extension to the side elevation and a single storey extension to the rear elevation of the property. The ground floor extension will provide a larger kitchen/dinning/seating area, a utility and guest WC. The first floor will provide 2 bedrooms increasing the number of bedrooms from 3 to 4 bedrooms. The property currently benefits from off highway parking (driveway and garage). The proposed extension will prevent vehicular access to the garage and therefore the loss of a parking space. However, having visited the site



it was noted that the drive has sufficient space to provide turning and to accommodate parking for 3 vehicles which meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space).

It is therefore considered the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0755).

Commissioner for the Built County
On behalf of the County Council
As Highway Authority

the knot unites

