

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/2021/0737

Officer: T.Lunn

Date Received: 12/01/2022

Date: 13/01/2022

Of Development: Proposed single storey rear extension to form a utility and connection from a converted garage to house. Proposal to remove front garage door and replace with window. Revised Plans received 12/01/2022

Location of Development: 20 Furlong Avenue Upper Tean

Acceptance

Site Visit Carried Out on 11/01/2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Furlong Avenue within 50 metres of the property for the previous five years.

Background;

The property is located on Furlong Avenue (Road No. D1336), an unclassified road, subject to a 30mph speed limit and benefits from streetlights.

Description of Proposal;

Proposed single storey rear extension to form a utility and connection from a converted garage to house. Proposal to remove front garage door and replace with window

Comment;

The 4-bedroom property currently benefits from off highway parking (driveway and garage). The proposal to construct 2 single storey extensions to the rear of the property will provide a dining room and a utility. It is also intended to convert the garage into a 5th bedroom. 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 within the curtilage of the dwelling. The conversion of the garage will incur a reduction in available parking. Parking for 3 vehicles is achievable as detailed on the revised plan Drawing Number MH21-SA-XX-ZZ-DR-A-0205 Revision P.2. However, the current vehicular access crossing will require widening to access these spaces.

I have no objection to the proposal (application number SMD/2021/0737).

Note to Planning Officer;

This response is based on the submitted revised Drawing Number MH21-SA-XX-ZZ-DR-A-0205 Revision P.2 received on 12/01/2022.

The current vehicular access crossing will require extending to facilitate access to the parking area.

INFORMATIVE

Please note that prior to the access being widened you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email tonmu@staffordshire.gov.uk)

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

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