

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/2022/0033

Officer: T.Lunn

Date Received: 24/01/2022

Date: 11/02/2021

Particulars of Development: Demolition of conservatory and two storey rear extension

Location of Development: 155 Roxboro Congleton Road, Biddulph

Acceptance

A site visit was carried out on 11/02/2022

Personal Injury Collisions;

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

Background;

The property is located on Congleton Road (Road No. A0527) which is an A classified road, has a speed limit of 30 mph and benefits from street lighting.

Description of Proposal;

Demolition of conservatory and two storey rear extension.

Comment;

The proposed two storey extension to the rear elevation of the property will provide a larger kitchen and sunroom/lounge to the ground floor with a master en-suit bedroom, bathroom, and 4th bedroom above.

The property benefits from off highway parking (driveway and garage).

The submitted plans show 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.



It was noted at the site visit there is sufficient space within the curtilage of the property (driveway and garage) to accommodate parking and turning for 3 vehicles and therefore meets with Staffordshire Moorlands Parking Standards.

It is therefore considered that the proposal will not have a detrimental impact on the adopted highway. I have no objection. (Application number SMD/2022/0033).

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

