

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/2022/0064

Officer: T.Lunn

Date Received: 09/02/2022

Date: 18/02/2022

Particulars of Development: Conversion of garage into additional bedroom.

Location of Development: 28 Asquith Close Biddulph

Conditional

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 Asquith Close within 50 metres either side of the property access for the previous five years.

Background;

The property is located on Asquith Close (Road No. D1285), an unclassified road which is subject to a speed limit of 30 mph. Asquith Close serves residential properties, there are streetlights and footways although there is no footway fronting the property.

Description of Proposal;

Conversion of garage into additional bedroom.

Comment;

The 1-bedroom property currently benefits from off highway parking (parking area and garage). The garage is to be converted into a 2nd bedroom; this will increase the property footprint to 2 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 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. The submitted Drawing No. AC_28_01 detailed that the front garden can accommodate parking for 2 vehicles, this was also noted at the site visit. The proposal therefore meets with Staffordshire Moorlands Parking Standards.

I have no objection to the proposal (application number SMD/2022/0064) subject to the following



conditioned.

1. The development hereby permitted shall not be brought into use until the parking area shall be provided in accordance with Drawing No. AC_28_01, in a bound and porous material and shall thereafter be retained for the lifetime of the development.

REASONS

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

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



the knot unites

