

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/2022/0065

Officer: T.Lunn

Date Received: 10/02/2022

Date: 02/03/2022

Particulars of Development: Proposed two storey extension to side to form bedroom, study, WC and to enlarge existing kitchen.

Location of Development: 112, Heath Avenue, Cellarhead,

Conditional

Site Visit - 11/02/2022

Personal Injury Records;

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

Background;

The property is located on Heath Avenue (Road No. D1255) an unclassified road with a speed limit of 30 mph. Heath Avenue serves residential properties, there are footways and street lighting. The 3 bedrooomed property benefits from a garage and off highway parking that can accommodate 2 vehicles (inclusive of the garage).

Proposal;

Proposed two storey extension to side to form bedroom, study, WC and to enlarge the existing kitchen.

Comments on Information submitted:

The proposal is for the construction of a two-storey extension to the side elevation of the property to form an enlarged kitchen and a WC on the ground floor with a bedroom and study above.

The current 3-bedroom property which includes a first-floor study, will see an increase in the floor plan 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.

The submitted plan (Drawing. No. 1/74/21) does not show available parking, however it was noted at the site visit there is sufficient space within the front garden to accommodate parking. Therefore, I require a revised plan detailing 3 acceptable parking spaces (2.4m x 4.8m each space).

I have no objection to the proposal (application number SMD/2022/0065) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces within the front garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be available prior to first occupation and 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.

Note to Planning Officer- It is noted given the size of the proposed study it can be converted into a bedroom.

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