



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

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Application Type: FULL

Applicant:

Mr & Miss Alan & Jayne Smith & Chesworth 52, Knowle Road,
 STOKE-ON-TRENT, ST8 6LH

Officer: Tracey Lunn

Our Reference: SMD20220081

District Reference: SMD/2022/0081

Date Received: 21-Feb-2022

Date Responded: 09-Mar-2022

Particulars of Development:

Two storey rear extension, dormer at the rear

Location of Development:

52, Knowle Road, STOKE-ON-TRENT, ST8 6LH

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Mar-2022

Personal Injury Records;

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

Background;

The property is located on Knowle Road (Road No. D1284) an unclassified road with a speed limit of 30 mph. Knowle Road serves residential properties, there are footways and street lighting. The current 3 bedroomed property benefits from off highway parking that can accommodate 3 vehicles.

Previous Applications;

SMD/2021/0391 - Single storey rear extension – Approved by Staffordshire Moorlands Borough Council

Proposal;

Two storey rear extension, dormer at the rear.

Comments on Information submitted:

The proposal is for the construction of a two-storey extension to the rear elevation of the property to form a kitchen on the ground floor and a new 3rd bedroom to the first floor. It is also proposed to create a bedroom and bathroom on the second floor (within the roof space).

The property will increase from 3 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 plans do not show available parking. It was noted at the site visit there is sufficient space within the front garden to accommodate parking for 3 vehicles. The current



parking area is constructed of compacted hardcore stone and is accessed via an access crossing (dropped kerbs). However, the current vehicular access crossing will require widening to access the parking spaces.

Parking is in accordance with the Parking Standards for a 4-bedroom property and therefore it is considered the proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2022/0081).

Note to Planning Officer-

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

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The widening of the existing access to the site shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed 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. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

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