



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 And Mrs D Milward 72 Ash Bank Road, Werrington

Officer: Tracey Lunn

Our Reference: SMD20220086

District Reference: SMD/2022/0086

Date Received: 02-Mar-2022

Date Responded: 17-Mar-2022

Particulars of Development:

PROPOSED FIRST FLOOR REAR EXTENSION WITH GROUND FLOOR SINGLE STOREY REAR AND SINGLE STOREY SIDE EXTENSION

Location of Development:

72,Ash Bank Road,STOKE-ON-TRENT,ST2 9DU

Recommendation Summary: Acceptance

Site Visit Conducted on: 15-Mar-2022

Personal Injury Collisions;

Current records show that there is 1 Personal Injury Collision (PIC) on Ash Bank Road within 120 metres of the property for the previous five years. Although all PICs are regrettable,the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;

The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road,forms part of the primary route network connecting Stoke on Trent to Ashbourne,it is subject to a 40mph speed limit and benefits from streetlights.

Description of Proposal;

Proposed first floor rear extension with ground floor single storey rear and single storey side extension.

Comment;

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

It is proposed to convert the existing garage into a garden room and a replacement garage is to be constructed to the side elevation of the property. The proposed extension to the rear of the property will provide a sitting area and lobby to the ground floor. A first-floor extension will create an ensuite and walk in wardrobe to the 1st bedroom. The number of bedrooms (3) remains unchanged by the proposal.

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).



It was noted at the site visit there is sufficient space within the curtilage of the property (driveway and proposed garage) to accommodate parking and turning for a property of this size.

The proposal is considered not to have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2022/0086).

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