



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:

Paul Alcock CRANTOCK, Crantock, Woodhouse Lane, STOKE-ON-TRENT, ST8 7DP

Officer: Tracey Lunn

Our Reference: SMD20210783

District Reference: SMD/2021/0783

Date Received: 02-Mar-2022

Date Responded: 17-Mar-2022

Particulars of Development:

Proposed two story side extension

Location of Development:

CRANTOCK, Crantock, Woodhouse Lane, STOKE-ON-TRENT, ST8 7DP

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Mar-2022

Personal Injury Collisions;

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

Background;

The property is located on Woodhouse Lane (Road No. D1078) which is an unclassified road, has a speed limit of 30 mph and benefits from footways and street lighting.

Description of Proposal;

Proposed two storey side extension.

Comment;

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

The proposal is to demolish the garage and to construct a two-storey extension to the side elevation of the property, this will provide a utility, WC, larger kitchen, and cycle garage/store to the ground floor with a 4th bedroom with en-suite and dressing room above.

Manual for Streets and Staffordshire Moorlands Parking Standards state the minimum internal dimensions for a single garage are 3m wide by 6m long. Dwg ref WL2e November 2021 shows the minimum internal dimensions for the cycle garage/store are 3.5m wide by 2.3m long which does not reach the minimum internal dimensions.



The submitted plans show the proposal will increase the property's floor plan from 3 bedrooms to 4 bedrooms. Staffordshire Moorlands Parking Standards are: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Parking layout Dwg ref WL3a February 2022 shows parking for 3 vehicles and therefore meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2021/0783) subject to the following being conditioned;

1. The development hereby permitted shall not be brought into use until the parking area shall be provided in accordance with Dwg ref WL3a February 2022, 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.

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