



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 Stuart Naismith
112, Heath Avenue, STOKE-ON-TRENT, ST9 0HU

Officer: Tracey Lunn

Our Reference: SMD20220065

District Reference: SMD/2022/0065

Date Received: 10-March-2022

Date Responded: 21-Mar-2022

Particulars of Development:

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

AMENDED DRAWING 10/03/2022

Location of Development:

112, Heath Avenue, STOKE-ON-TRENT, ST9 0HU

Recommendation Summary: Conditional

Site Visit Conducted on: 11-Feb-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 bedroomed 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.



It would appear that parking for 3 vehicles is achievable as detailed on the revised plan Drawing No 1/74/21. However, a section of the front garden wall will be required to be removed to facilitate access to the parking area.

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

1 The proposed car parking as shown on the approved Drawing No 1/74/21 shall be sustainably drained and hard surfaced in a bound material. Thereafter the parking area shall be retained in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority

REASONS

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

Note to Planning Officer;

This response is based on the submitted revised plan Drawing No 1/74/21 received on 10/03/2022.

A section of the front garden wall will be required to be removed to facilitate access to the parking area.

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