

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/2022/0135

Officer: Tracey Lunn

Date Received: 17/03/2022

Date: 25/03/2022

Particulars of Development: Proposed 2 storey side, single storey rear with detached garage

Location of Development: 54 Meadow View, Froghall Road, Ipstones

CONDITIONAL

Site Visit Carried Out on 23/03/2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Froghall Road within 50 metres of the property for the previous five years.

Background;

The property is located on Froghall Road, a B classification road (Road No. B5053) and is subject to a 30-mph speed limit. Froghall Road is a main route through the village of Ipstones, there are footways and streetlights along this section.

Description of Proposal;

Proposed 2 storey side, single storey rear with detached garage.

Comments on Information Submitted;

The proposal is for the construction of a 2-storey extension to the side elevation of the property and a single storey extension to the rear elevation of the property. The single storey extension will provide a dining area. The 2-storey extension will provide a W/C and shower, utility, and lounge with 2 bedrooms, dressing room and en-suite above. A detached garage (minimum internal dimensions 5.2m wide x 14.4m long) is also proposed and will be constructed to the side elevation of the property.

The property's floor plan will increase from 3 bedrooms 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 within the curtilage of the dwelling.

The proposed garage and driveway will provide sufficient space to accommodate parking for a 4-bedroom property and therefore meets with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0135) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan AL 0 (03), in a bound and porous material and shall thereafter be retained for the lifetime of the development.

The garage associated with the existing dwelling and indicated on the approved plan AL 0 (05), shall remain ancillary to the existing dwelling at 54 Meadow View, Froghall Road, and shall not be sold, let, occupied independently, or used for commercial operations without prior approval of the Local Planning Authority.

REASONS

To comply with NPPF; to comply with SMDC Policy; in the interests of highway safety.

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