



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 Andrew Bridgewater
 191, Ash Bank Road, STOKE-ON-TRENT, ST2 9DX

Officer: Tracey Lunn

Our Reference: SMD20220186

District Reference: SMD/2022/0186

Date Received: 20-Apr-2022

Date Responded: 26-Apr-2022

Particulars of Development:

Side Extension to form play room, utility room and shower room

Location of Development:

191, Ash Bank Road, STOKE-ON-TRENT, ST2 9DX

Recommendation Summary: Acceptance

Site Visit Conducted on: 26-Apr-2022

Personal Injury Collisions;

Current records show that there were no Personal Injury Collision (PIC) on Ash Bank Road within 120 metres of the property for the previous five years.

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;

Demolition of the garage and construction of a single storey side extension to form playroom, utility room and shower room.

Comment;

The property currently benefits from off highway parking (driveway and garage). The garage is to be demolished and replaced with a single storey extension which will provide a playroom, utility room and shower room.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces and a property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space).

The demolition of the garage will incur a reduction in available parking. However, it was noted at the site visit the driveway can accommodate parking and turning for 3 vehicles which is considered acceptable for a property of this size.



The proposal will not have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2022/0186).

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