Form X

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

Applicant:
Dr E Noble 2, J SCANNELL, DENTAL SURGERY, Dental Surgery, The Avenue, STOKE-ON-TRENT, ST10 1EG

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220182

District Reference: SMD/2022/0182

Date Received: 12-Apr-2022

Date Responded: 29-Apr-2022

Particulars of Development:

Proposed Single Storey Side Extension and Associated Internal Alterations

Location of Development:

2,J SCANNELL,DENTAL SURGERY,Dental Surgery,The Avenue,STOKE-ON-TRENT,ST10 1EG

Recommendation Summary: Acceptance

Site Visit Conducted on: 26-Apr-2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on The Avenue/Charles Street within 50 metres of the property for the previous five years.

Background;
The property is located on The Avenue (Road No. D1150) junction with Charles Street,both are unclassified roads,have a 30mph speed limit and benefit from streetlights and footways. The Avenue is within Cheadle Town Centre and provides access to a primary school and residential properties. There are traffic calming measures and various prohibition of waiting restrictions on this section of The Avenue.

Description of Proposal;
Proposed single storey side extension and associated internal alterations. The current garage is to be demolished and a single storey extension will be constructed to provide a ground floor waiting room. The first-floor staff room will be converted into a 5th surgery.

Comment;
Originally the property was a residential property which has been converted into a dental surgery. The proposal will provide an additional surgery room,this will increase the number of surgery rooms from 4 to 5.

The proposal would not cause an increase in trips to the dental surgery.

There is no off-highway parking provision for either staff or patients. However,the dental surgery is in a prime location within Cheadle Town Centre.

Staffordshire County Council

It is considered that due to the surgery's location within the town centre that staff and patients may walk,cycle,or use public transport to travel to the surgery. If off highway parking is required there are several public car parks within walking distance.

Given the proposal will not cause an increase in trips and the dental surgery's central (sustainable) location,its accessibility to public transport links and nearby car parks I do not consider the proposal will have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2022/0182).

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