



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 David Meakin
 Willfield Lane, Brown Edge, Staffordshire, ST6 8RY

Officer: Tracey Lunn

Our Reference: SMD20220120

District Reference: SMD/2022/0120

Date Received: 26-Apr-2022

Date Responded: 10-May-2022

Particulars of Development:

Proposed single storey side extension to form garage and utility.

Location of Development:

Holly Villa, Willfield Lane, STOKE-ON-TRENT, ST6 8RY

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-May-2022

Personal Injury Collisions;

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

Background;

The property is located on Willfield Lane a C classification road (Road No. C0187), which runs in a south-easterly direction from Brown Edge village to A0053 (Leek Road). The section of Willfield Lane fronting the property is subject to a 30-mph speed limit and has the benefit of streetlights and footways.

Description of Proposal;

Proposed single storey side extension to form garage and utility.

Comment;

The proposal is to construct a single storey extension to the side elevation of the property to provide a garage with utility room to the rear.

The proposed garage as detailed on submitted drawing number 2189 /02 at 3.3m wide by 6m long meets with Staffordshire Moorlands Parking Standards minimum internal dimensions for a single garage of 3m wide by 6m long.

Access to the proposed garage will be via the existing vehicle access. No amendments to the existing vehicle access or the current parking and turning arrangements are proposed. However, changes to the garden to facilitate access to the garage are proposed.

It was noted at the site visit there is sufficient space within the curtilage of the property (driveway and proposed garage) to accommodate parking and turning for a property of this size.



The proposal is considered not to have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2022/0120).

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