



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 Kevin Bateman C/O Wilsons Solicitors LLP, Alexandra House,
 SP1 2SB

Officer: Tracey Lunn

Our Reference: SMD20220003V1

District Reference: SMD/2022/0003

Date Received: 19-May-2022

Date Responded: 19-May-2022

Particulars of Development:

Single storey side extension to provide specialist accessible accommodation and conversion of outbuilding into hydrotherapy room.

****ADDITIONAL INFORMATION 19/05/2022****

Location of Development:

Stonemoor, Rownall Road, STOKE-ON-TRENT, ST9 0JB

Recommendation Summary: Acceptance

Site Visit Conducted on: 21-Jan-2022

Current records show there were no Personal Injury Collisions on Rownall Road within 215 metres either side of the property access for the previous five years.

The property is located on Rownall Road, a C classified road (Road No. C0083). The section of Rownall Road fronting the property is subject to a 60mph speed limit and benefits from having street lighting.

The proposal is for the construction of a single storey extension to the side elevation of the property to provide specialist accommodation (adaptive bedroom, specialized wet room, and therapy space and a further 2 bedrooms, bathroom, kitchen, office, and carers accommodation). It is also proposed to convert an existing outbuilding, currently a double garage and workshops, into a hydrotherapy room.

The property's floor print will be increased from 3 bedrooms to 6 bedrooms by the proposal.

The property benefits from off highway parking (driveway and garage). The proposal will reduce the current parking area to the side elevation of the property and the loss of the double garage.

However, it was noted during the site visit there will continue to be sufficient space within the curtilage of the property to accommodate parking for 4 vehicles and therefore meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space).

It is considered the proposal will not have a detrimental impact on the highway. I have no objection (application number SMD/2022/0003).



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