



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 Eardley
7, St. Hildas Avenue, LEEK, ST13 7JG

Officer: Tracey Lunn

Our Reference: SMD20220235

District Reference: SMD/2022/0235

Date Received: 13-May-2022

Date Responded: 30-May-2022

Particulars of Development:

Detached garage and log store

Location of Development:

7, St. Hildas Avenue, LEEK, ST13 7JG

Recommendation Summary: Acceptance

Site Visit Conducted on: 25-May-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on St Hilda's Avenue within 50 metres of the property access for the previous five years.

Background;

The property is located on St Hilda's Avenue (Road No. D1255), a D classified road which is subject to a 30-mph speed limit and has streetlights and footways. St Hilda's Avenue provides access to a residential housing estate from A0520.

Description of Proposal;

Detached garage and log store.

Comment;

The proposal is to construct a detached garage and attached log store within the garden.

The proposed garage at 5.1m long by 3.2m wide is substandard in dimension. Manual for Streets (MfS) and Staffordshire Moorlands Parking Standards state the internal dimensions for a single garage are 6m x 3m.

Access to the proposed garage will be via the existing vehicle access. No amendments to the existing vehicle access or the current parking arrangements are proposed.

It was noted at the site visit that there is sufficient parking within the curtilage of the dwelling.

The proposal seeks to formalise parking with the provision of a garage.



It is considered the proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2022/0235).

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