



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 John Bostock Swallow Walk, Stoke on Trent, ST8 6TY

Officer: Tracey Lunn

Our Reference: SMD20220254

District Reference: SMD/2022/0254

Date Received: 24-May-2022

Date Responded: 13-Jun-2022

Particulars of Development:

Single storey extension to rear of kitchen and garage to create dining room and multi functional/office area

Location of Development:

25,Swallow Walk,STOKE-ON-TRENT,ST8 6TY

Recommendation Summary:

Site Visit Conducted on: 01-Jun-2022

Personal Injury Collisions;

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

Background;

The property is located on Swallow Walk (Road No. D1284),an unclassified road which is subject to a speed limit of 30 mph. Swallow Walk serves residential properties,there are streetlights and a footway fronting the property.

Description of Proposal;

Single storey extension to rear of kitchen and garage to create dining room and multi-functional/office area.

Comment;

The 2-bedroom property currently benefits from off highway parking (driveway and garage). The garage is to be converted into a storage room,shower room and family room. The single storey extension to the rear of the kitchen and garage will provide a dining area and enlarged family room.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The conversion of the garage will incur a reduction in available parking. However,it was noted at the site visit that the current driveway can accommodate parking for 2 vehicles and therefore meets with Staffordshire Moorlands Parking Standards.

The proposal is considered not to cause a detrimental impact on the adopted highway. I have no objection to the proposal (application number SMD/2022/0254).



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