

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2021/0817

Officer: Tracey Lunn

Date Received: 13/06/2022

Date: 29/06/2022

Particulars of Development: Extension above existing lean-to garage to provide additional bedroom and home-office space.

Location of Development: 63 Stonycroft, Ladderedge, Leek

Acceptance

Site Visit Carried Out on 20/06/2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Ladderedge within 120 metres of the property for the previous five years.

Background;

The property is located on Ladderedge (Road No. A053) which is an A classified road and is subject to a 40-mph speed limit. There are footways on the north-west and south-east sides and streetlights along this section of Ladderedge. It is a primary route from Stoke on Trent to Leek.

Description of Proposal;

Extension above existing lean-to garage to provide additional bedroom and home-office space.

Comments on Information Submitted;

The proposal is for the construction of an extension above the existing garage to provide an additional bedroom and home office.

The property's floor plan will increase from 3 bedrooms to 4 bedrooms; Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

It was noted at the site visit the current driveway provides space to accommodate parking for 3 vehicles, sufficient for a 4-bedroom property and meets with the Parking Standards

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2021/0817).

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