Form X

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

Applicant:
Mr Marchant 75, Cheddleton Park Avenue, Cheddleton, Staffordshire, ST13 7NS

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220319

District Reference: SMD/2022/0319

Date Received: 20-Jun-2022

Date Responded: 06-Jul-2022

Particulars of Development:

Single storey side extension.

Location of Development:

75,Cheddleton Park Avenue,LEEK,ST13 7NS

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Jul-2022

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

Background;
The property is located at the head of a turning head on Cheddleton Park Avenue (Road No. D1310),an unclassified road which is subject to a speed limit of 30 mph. Cheddleton Park Avenue serves residential properties,there are streetlights and footways on both sides.

Description of Proposal;
Single storey side extension.

Comment;
The property benefits from off highway parking (driveway).

The proposal is to construct a single storey extension to the side elevation of the property to create a garage.

The proposed garage at 5.7m long by 3.6m 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 vehicle access are proposed however the existing driveway is to be extended to improve access to the garage as shown on Drg. No. 2022-2690-02 Rev A.

Staffordshire County Council

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/2022/0319).

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority