



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 & Mrs Pearce Ash Bank Road, Werrington, Staffordshire, ST9 0DT

Officer: Tracey Lunn

Our Reference: SMD20220346

District Reference: SMD/2022/0346

Date Received: 27-Jun-2022

Date Responded: 14-Jul-2022

Particulars of Development:

Rear extension with modification to roof and removal of chimneys/front porch.

Location of Development:

486, Ash Bank Road, STOKE-ON-TRENT, ST9 0DT

Recommendation Summary: Acceptance

Site Visit Conducted on: 11-Jul-2022

Personal Injury Collisions;

Current records show that there is 1 Personal Injury Collision (PIC) on Ash Bank Road within 120 metres of the property for the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;

The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road, forms part of the primary route network connecting Stoke on Trent to Ashbourne, it is subject to a 40mph speed limit and benefits from footways and streetlights.

Description of Proposal;

Proposed rear extension with modification to roof and removal of chimneys/front porch.

Comment;

The 3-bedroom property currently benefits from off highway parking (driveway and garage).

It is proposed to construct a rear extension to the property, remove a porch and chimneys and internal modifications. The extension will provide a dining room, kitchen and enlarged living room to the ground floor with 2 bedrooms and bathroom above. Currently there are 2 bedrooms to the ground floor and 1 bedroom to the first floor. Internal modifications will move the 2 ground floor bedrooms to the first floor providing a total of 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).



It is also proposed to reduce the size of the garage, currently the garage dimensions are 2.8m wide by 8.4m long this will be reduced to 2.8m wide by 4.1m long. The Parking Standards state the minimum internal dimensions for a single garage are 3m wide x 6m long.

It was noted at the site visit there is sufficient space within the curtilage of the property (driveway) to accommodate parking and turning for a property of this size.

The proposal is considered not to have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2022/0346).

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