



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 C Stevens Lingfield Avenue, Brown Edge, ST6 8RD

Officer: Tracey Lunn

Our Reference: SMD20220256

District Reference: SMD/2022/0256

Date Received: 30-Jun-2022

Date Responded: 15-Jul-2022

Particulars of Development:

Proposed alterations and extension to existing dwelling, including increasing the dropped kerb access

Location of Development:

FRANKLYN, Franklyn, Lingfield Avenue, STOKE-ON-TRENT, ST6 8RD

Recommendation Summary: Conditional

Site Visit Conducted on: 11-Jul-2022

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Lingfield Avenue within 43 metres either side of the access to the property for the previous five years.

Background;

The site is located on Lingfield Avenue (Road No. D1061) an unclassified road which is subject to a 30mph speed limit. Lingfield Avenue serves residential properties and has streetlighting and footways on both sides.

Description of Proposal;

Proposed alterations and extension to existing dwelling, including increasing the dropped kerb access.

Comments on Submitted Information;

The 1-bedroom property currently benefits from off highway parking (drive and garage).

The proposed extension to the side elevation of the property will provide a utility, bathroom, and 2nd bedroom.

The construction of the extension to the side elevation of the property will encroach/reduce the driveway and sever access to the garage. Modifications to the front garden to provide parking for 2 vehicles are proposed as detailed in the submitted plan titled, Plans and Elevations as Proposed.

The proposal meets with Staffordshire Moorlands Parking Standards which 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 property.

It is also proposed to extend the existing vehicle access (dropped crossing) to provide a wider, improved access to 20 Lingfield Avenue. The vehicle access is to be widened a further 2.6m to the south-west of the existing access as detailed on plan titled Plans and Elevations as Proposed. This work shall require a Section 184 Notice of Approval from Staffordshire County Council.

A small section of wall is to be demolished to facilitate vehicular access to the parking area. Given the proximity to the adopted highway these works may require a Permit to Dig.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

1The development hereby permitted shall not be brought into use until the widening of the access and parking area has been provided in accordance with the approved plans (plan titled Plans and Elevations as Proposed) and surfaced and sustainably drained and kept as intended for the lifetime of the development.

REASONS;

To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The proposed widening of the access (dropped crossing) to the site shall be constructed in accordance with SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Works on or adjacent the adopted highway will require the relevant permit from our Network Management Unit. Dependent on the extent of the excavation required to demolish a section of the boundary wall, a Permit to Dig may be required. Please contact Staffordshire County Council at Network Management Unit (nmu@staffordshire.gov.uk) for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:
<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>.

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