



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:

Daniella Greening The Avenue, Leek, Staffordshire, ST13 7JB

Officer: Tracey Lunn

Our Reference: SMD20220363

District Reference: SMD/2022/0363

Date Received: 11-Jul-2022

Date Responded: 21-Jul-2022

Particulars of Development:

Removal of existing garage and erection of a new proposed single storey extension. Comprising of an office space, utility room & shower/wc. Minor internal works for a kitchen extension

Location of Development:

10, The Avenue, LEEK, ST13 7JB

Recommendation Summary: Acceptance

Site Visit Conducted on: 11-Jul-2022

Personal Injury Collisions;

The County Council do not hold any records of Personal Injury Collisions (PIC) on The Avenue. There are no recorded (PIC) on Cheadle Road (the nearest adopted highway) within 43m either side of the junction of The Avenue with Cheadle Road within the last 5 years.

Background;

The Avenue is a private road and serves residential properties.

Description of Proposal;

Removal of existing garage and erection of a new proposed single storey extension. Comprising of an office space, utility room & shower/WC. Minor internal works for a kitchen extension.

Comment on Information Submitted:

The proposal is for the demolition of the existing garage and construction of a single storey extension to the side elevation of the property. The extension will provide an office, utility room, shower/WC, and a larger kitchen.

The 3-bedroom property has the benefit of off highway parking (garage and driveway).

Parking as stated in the Staffordshire Moorlands Parking Standards for a 3-bedroom property is 2 parking spaces at 2.4m x 4.8m each. The removal of the garage will incur the loss of a parking space however, it was noted at the site visit there is sufficient space within the curtilage of the property to accommodate parking for 2 vehicles.



The proposal is considered not to have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2022/0363).

Note to Planning Officer:

The Avenue, Cheddleton is an unadopted private road. The applicants should ensure they have appropriate rights to carry out the works.

The red line does not connect to the public highway.

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