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 and M Foxall Stanley Road, Stockton Brook, Staffordshire, ST9 9LJ

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220521

District Reference: SMD/2022/0521

Date Received: 26-Sep-2022

Date Responded: 04-Oct-2022

Particulars of Development:

Demolition of existing garage and utility rooms. Replacement wider single storey side and rear extension.

Location of Development:

JESMONDENE,Jesmondene,Stanley Road,STOKE-ON-TRENT,ST9 9LJ

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Oct-2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Stanley Road within 50 metres either side of the access to the property for the previous five years.

Background;
The property is located on Stanley Road (Road No. C1087) which is a C classification road and is subject to a 30-mph speed limit. There are footways and streetlights and a parking restriction prohibiting waiting at any time is present along this section of Stanley Road.

Description of Proposal;
Demolition of existing garage and utility rooms. Replacement wider single storey side and rear extension.

Comments on Information Submitted;
The existing garage and utility rooms are to be demolished and replaced with a single storey extension to the side and rear elevation of the property. The proposed extension will provide a larger kitchen,utility,shower room and garage/store. The existing garage (2.7m wide by 3.6m long) and proposed garage (2.7m wide by 2.7m long) did not/do not meet with Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for a single garage are 3m wide by 6m long.

However,there are no additional bedrooms proposed and therefore no increase in parking demand and the existing garage did not meet with the minimum internal dimensions for a single garage. It is therefore considered the proposal would not have a detrimental impact on the highway.

I have no objection to the proposal (application number SMD/2022/0521).

Staffordshire County Council

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