



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 Mountford Station Road, Biddulph, Staffordshire, ST8 6BT

Officer: Tracey Lunn

Our Reference: SMD20220431

District Reference: SMD/2022/0431

Date Received: 11-Aug-2022

Date Responded: 05-Oct-2022

Particulars of Development:

Two storey side extension and widen driveway access

Location of Development:

79, Station Road, STOKE-ON-TRENT, ST8 6BT

Recommendation Summary: Conditional

Site Visit Conducted on:

Site Visit Carried Out on 16/08/2022 and 23/09/2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Station Road within 50 metres of the property for the previous five years.

Background;

The property is located on Station Road, a D classified road (Road No. D1279), which is subject to a 30-mph speed limit and benefits from footways and streetlights.

Description of Proposal;

Two storey side extension and widen driveway access.

Comments on Information Submitted;

The proposal is for the construction of a 2-storey extension to the side elevation of the property. A lounge and dining room form the ground floor extension with a 3rd bedroom and bathroom above. A 4th bedroom is also proposed within the attic space.

The property's floor plan will increase from 2 bedrooms to 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) for residents and visitors within the curtilage of the dwelling. The submitted Drawing No. 00822-005A details available parking for 3 vehicles. The proposal therefore meets with Staffordshire Moorlands Parking Standards.



It is noted the current vehicle access crossing (dropped kerb) is not sufficiently wide enough to facilitate vehicular access to the proposed parking area. The proposal is to widen the drive and remove a section of wall.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0431) subject to the following conditions:

The proposed parking area hereby permitted shall not be brought into use until the access to the parking area, within the limits of the public highway, has been completed.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing No. 00822-005A, in a bound and porous material and shall thereafter be retained for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Policy; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Works on or adjacent the adopted highway will require the relevant permit from our Traffic and Network Unit. Dependent on the extent of the excavation required to remove the wall, a Permit to Dig may be required. Please contact Staffordshire County Council Traffic and Network Unit 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> .

The widening of the existing access to the site shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being widened you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides an overview of the permissions and licences and a further link to Dropped kerbs (Vehicle access crossings) where you can apply online. <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> .

Please email trafficandnetwork@staffordshire.gov.uk for further details.

Note to Planning Officer:

A section of the existing wall will be required to be removed to access the parking area a permit to dig will be required when working on or adjacent to the adopted highway.

This response is based on submitted Drawing No. 00822-005A received on 23/09/2022.

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