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:
Ms L Baddeley Ash Bank Road, Werrington, Staffordshire, ST9 0JS

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220493

District Reference: SMD/2022/0493

Date Received: 04-Oct-2022

Date Responded: 05-Oct-2022

Particulars of Development:

Two storey side extension and single storey rear extension.

Location of Development:

293,Ash Bank Road,STOKE-ON-TRENT,ST9 0JS

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Oct-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;
Two storey side extension and single storey rear extension.

Comment;
The 2-bedroom property currently benefits from off highway parking (driveway).

It is proposed to construct a single storey extension to the rear of the property and two storey side extension. The extension will provide a kitchen and dining room to the ground floor. The second storey will provide 2 bedrooms which will increase the number of bedrooms from 2 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).

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Submitted drawing titled Block and Location Plan (Project number/Drawing number 2664/22/01) shows parking for 3 vehicles. It was also 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/2022/0493).

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