



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 Peter Wiles Pricess Avenue, Leek, Staffordshire, ST13 6QA

Officer: Tracey Lunn

Our Reference: SMD20220510

District Reference: SMD/2022/0510

Date Received: 23-Sep-2022

Date Responded: 11-Oct-2022

Particulars of Development:

Removal of carport, construction of kitchen extension.

Location of Development:

1, Princess Avenue, LEEK, ST13 6QA

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Oct-2022

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Princess Avenue/Windsor Drive within 50 metres either side of the property for the previous five years.

Background;

The property is located on Princess Avenue (Road No. D1292) at its junction with Windsor Drive (Road No. D1292), both are unclassified roads with a speed limit of 30 mph. Princess Avenue and Windsor Drive serve residential properties, there are footways and street lighting.

Proposal;

Removal of carport, construction of kitchen extension.

Comments on Information submitted:

The property currently benefits from off highway parking (driveway and carport). The proposal is for removal of the carport and the construction of an extension to provide a kitchen. The extension will reduce the current available parking at a loss of 1 parking space.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

There are no plans provided with the application detailing parking, however, having scaled from Drawing No. SDB/WILES2/2022 the remaining parking area measures 4.8m wide by 5.8m long which is sufficient to accommodate parking for 2 vehicles (2.4m x 4.8m each space).



It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections (SMD/2022/0510).

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