Staffordshire County Council

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 J Bentley Draycott Road, Upper Tean, ST10 4JF

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220542

District Reference: SMD/2022/0542

Date Received: 05-Oct-2022

Date Responded: 12-Oct-2022

Particulars of Development:

Extension to the side and the provision of a first floor in order to provide additional accommodation.

Location of Development:

24,Draycott Road,STOKE-ON-TRENT,ST10 4JF

Recommendation Summary: Acceptance

Site Visit Conducted on: 12-Oct-2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Draycott Road within 43 metres of the property for the previous five years.

Background;
The property is located on Draycott Road,a C classification road (Road No. C0109) which is subject to a 30-mph speed limit. There are footways and streetlights along this section of Draycott Road.

Description of Proposal;
Extension to the side and the provision of a first floor in order to provide additional accommodation.

Comments on Information Submitted;
The current 2-bedroom property benefits from parking (driveway and garage).

The proposal is for the construction of a first floor to provide 3 bedrooms and to convert the current 2 ground floor bedrooms into a dining room and sitting room. The proposed extension to the side of the property will provide a larger lounge and kitchen/diner,this will be at the loss of the garage.

The proposal will increase the number of bedrooms from 2 to 3 and remove the provision of the garage. The existing parking and turning area will be unaffected by the proposals.

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

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The submitted plans do not identify parking however it was noted at the site visit there is sufficient space to accommodate parking for 2 vehicles within the curtilage of the property.

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/2022/0542).

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