



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 Alan Beaman Radford Street, Stone, Staffordshire, ST15 8DA

Officer: Tracey Lunn

Our Reference: SMD20220601

District Reference: SMD/2022/0601

Date Received: 23-Nov-2022

Date Responded: 09-Dec-2022

Particulars of Development:

Extensions to the side and rear of an existing dwelling

Location of Development:

1, Harewood Close, STOKE-ON-TRENT, ST10 1JG

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Dec-2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Leek Road within 43 metres either side of Harewood Close for the previous five years. Harewood Close is private, Staffordshire County Council do not hold accident records on private roads.

Background;

The property is located on Harewood Close (private road) off Leek Road. Leek Road is an A classification road (Road No. A0522), it is subject to a 30-mph speed limit and benefits from footways and streetlights.

Harewood Close is a single-track road (approx. 130m long) and provides access to properties No. 1 (Winrush) and No.2.

Description of Proposal;

Extensions to the side and rear of an existing dwelling.

Comments on Information Submitted;

The proposal is for the construction of a single storey extension to the side and rear elevation of the property. The extension and internal modifications will create a living room, kitchen, and dining space along with a bathroom, en-suite master bedroom and a further 2 bedrooms.

It is also proposed to modify the existing garage to accommodate a utility. The remaining garage's internal dimensions will be 3.2m wide x 6.2m long and meets with Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for a single garage are 3m wide x 6m long.

The property's floor plan will increase from 2 bedrooms to 4 bedrooms. The Parking Standards for a 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 plans do not show available parking however given the distance of the property from the adopted highway it is considered any parking will take place within the grounds and not have a detrimental effect on the highway.

I have no objection to the proposal (application number SMD/2022/0601).

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