



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:

Marj Povey Coopers Close, Leek, ST13 8JL

Officer: Tracey Lunn

Our Reference: SMD20220531

District Reference: SMD/2022/0531

Date Received: 25-Nov-2022

Date Responded: 09-Dec-2022

Particulars of Development:

Single storey side extension to dwelling

Location of Development:

36,Coopers Close,LEEK,ST13 8JL

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Dec-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Coopers Close within 43 metres either side of the property for the previous five years.

Background;

The property is located on Coopers Close (Road No. D1291) and is within a residential area. Coopers Close is subject to a 30mph speed limit,there is the provision of footways and streetlighting.

Description of Proposal;

Single storey side extension to dwelling.

Comments on Information Submitted;

The proposal is for the construction of a single storey extension to the front elevation of the property to provide a shower and utility room. It is also proposed to convert the garage into a store.

The property currently benefits from off highway parking (driveway and garage). The proposed extension will prevent vehicle access to the garage incurring the loss of a parking space.

The proposed extension at 3.4m deep by 2.6m wide will encroach into the current parking area.

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

It is considered there will be sufficient parking space on the remaining driveway to accommodate parking for 2 vehicles and meets with the Parking Standards.

The proposal will not have a detrimental impact on the adopted highway; therefore,I have no objection to the proposal (application number SMD/2022/0531).



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