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:
Mr & Mrs McGill Sandon Street, Leek, Staffordshire, ST13 5QS

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220626

District Reference: SMD/2022/0626

Date Received: 29-Nov-2022

Date Responded: 09-Dec-2022

Particulars of Development:
Extension over first floor to raise the roof and provide habitable rooms in the new roof space.

Location of Development:
87,Sandon Street,LEEK,ST13 5QS

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Dec-2022

Personal Injury Collisions;
Current records show there were no Personal Injury Collisions on Sandon Street for the previous five years. The section of Sandon Street fronting the property is private,Staffordshire County Council do not hold PICs records on private roads.

Background;
The property is located on the section of Sandon Street which is private and not adopted by the Highway Authority. Sandon Street (adopted section) is an unclassified road,is subject to a 30-mph speed limit,has streetlighting and footways.

Description of Proposal.
Extension over first floor to raise the roof and provide habitable rooms in the new roof space.

Comments on Information Submitted;
The current 4-bedroom property benefits from parking (driveway).

The proposal is for an extension over the first floor to create a second floor. The second floor will provide a 5th bedroom,bathroom,and music room,however given the size of the proposed 5th bedroom it is considered the music room could be utilised as a 6th bedroom. 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) for residents and visitors within the curtilage of the dwelling.

The submitted plans do not identify parking however it was noted at the site visit there is sufficient space to accommodate parking for 3 vehicles within the curtilage of the property.

It was noted at the site visit that informal parking takes on Sandon Street (private section) opposite the property.

Staffordshire County Council

The proposal will not have a detrimental impact on the adopted highway,I therefore have no objection (application number SMD/2022/0626).

NOTES TO PLANNING OFFICER:
It is noted that the section of Sandon Road fronting the property is private and not adopted highway. It was also noted at the site visit that the surface of the private road in some sections appears to be in poor condition.

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