



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 Sweatmore Rivendell Lane, Leek, Staffordshire, ST13 5RH

Officer: Tracey Lunn

Our Reference: SMD20220665

District Reference: SMD/2022/0665

Date Received: 04-Jan-2023

Date Responded: 23-Jan-2023

Particulars of Development:

Proposed extensions and alterations

Location of Development:

LA CASA, La Casa, Rivendell Lane, LEEK, ST13 5RH

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Jan-2023

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Rivendell Lane within 50 metres either side of the property for the previous five years.

Background;

The property is located on Rivendell Lane (Road No. D1289) an unclassified road with a speed limit of 30 mph. Rivendell Lane serves residential properties, there are footways and street lighting. The 2 bedroomed property benefits from a garage and driveway that can accommodate 3 vehicles (inclusive of the garage).

Proposal;

Proposed extensions and alterations.

Comments on Information submitted:

The proposal is for the construction of a two-storey extension to the front elevation of the property to provide a hall and stairway to access the proposed loft conversion. The loft conversion will create two ensuite bedrooms. Also, a single storey extension to the rear of the property is proposed and will provide a dining area.

The current 2-bedroom property will see an increase in the floor plan to 4 bedrooms.

Parking is not shown on the submitted plans however it was noted at the site visit there is sufficient space on the driveway to accommodate parking for 2 vehicles, the existing garage can accommodate a further vehicle. Therefore, it is considered the proposal meets with the Staffordshire Moorlands Parking Standards which 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.

I have no objection to the proposal (application number SMD/2022/0665) subject to the following conditioned.



The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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