



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 & Mrs M Bloor Maple House, CHeddleton, Staffordshire,
ST13 7BF

Officer: Tracey Lunn

Our Reference: SMD20220664

District Reference: SMD/2022/0664

Date Received: 04-Jan-2023

Date Responded: 24-Jan-2023

Particulars of Development:

Extension on the first floor over the garage, ground floor rear extension replacing the conservatory and guarding to be added to garden room roof to create a decking area.

Location of Development:

12, Maple Grove, LEEK, ST13 7BF

Recommendation Summary: Acceptance

Site Visit Conducted on: 23-Jan-2023

Personal Injury Records:

Current records show that there were not any Personal Injury Collisions on Maple Grove within 50 metres of the private access for the previous five years.

Background:

The property is located via a private drive serving 4 dwellings which is located off Maple Grove (U7437). Maple Grove is an unclassified road, subject to a 30mph speed limit, there are streetlights and a footway.

Proposal:

Extension on the first floor over the garage, ground floor rear extension replacing the conservatory and guarding to be added to garden room roof to create a decking area.

Comments on Information submitted:

The proposal is for the construction of a single storey extension to form a sunroom to the rear of the property, an extension over the garage is also proposed and will provide 5th bedroom with en-suite. It is noted Drawing Number PL 04C details the existing garage is to be reduced in size from 5.1m wide by 5.4m long to 5.1m wide by 3.1m long to provide a utility room. The reduced garage does not meet with the minimum internal dimensions for a garage which are single garage 3m wide by 6m long or double 6m wide by 6m long.

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 3 vehicles. 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.

The proposal will not have a detrimental impact on the adopted highway. I have no objection to the proposal (application number SMD/2022/0664).

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