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 S Haydon 16, Conway Road, Knypersley, Staffordshire, ST8 7AL

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230038

District Reference: SMD/2023/0038

Date Received: 31-Jan-2023

Date Responded: 14-Feb-2023

Particulars of Development:
Two storey side extension to include garage,utility and garden room on the ground floor and a guest bedroom on the first floor. Demolition of the existing garage. Alterations to the dropped kerb and driveway.

Location of Development:
16,Conway Road,STOKE-ON-TRENT,ST8 7AL

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Feb-2023

Personal Injury Collisions;
Current records show that there were no Personal Injury Collisions on Conway Road within 43m either side of the property in the previous five years.

Background;
The property is located on Conway Road a D classification road (Road No. D1283). Conway Road is subject to a 30mph speed limit,there are footways and a system of streetlights and serves residential properties.

Description of Proposal;
Two storey side extension to include garage,utility and garden room on the ground floor and a guest bedroom on the first floor. Demolition of the existing garage.

Comments on Information Submitted;
The proposal is to demolish the existing garage currently sited within the rear garden of the property. The proposed 2-storey extension to the side elevation of the property would sever access to the garage. The extension will provide a new garage (3.4m wide x 5.5m long maximum internal dimensions) with utility room and rear study/garden room,above it is proposed to create an ensuite bedroom. The property's footprint will increase from the current 3 bedrooms to 4. It is also proposed to extend the existing hard standing to facilitate access to the garage and increase off highway parking provision. The current vehicular access (dropped kerb) is to be reinstated (kerbs/grass verge/footway) and a new vehicle access created as per Drwg. No. 165/10A Rev A.

It is noted at the site visit the current hardstanding is constructed in block paving this is considered acceptable to the Highway Authority.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space) for residents and visitors. The proposed garage at

(3.4m wide x 5.5m long) does not meet with Staffordshire Moorlands Parking Standards and Manual for Streets (MfS) which state the minimum internal dimensions for a single garage are 3m wide x 6m long.

The submitted plans do not show off highway parking,however,it considered there is sufficient parking available (garage and extended hardstanding) to accommodate parking for 3 vehicles.

The proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2023/0038) subject to the following conditions:

Before the development is brought into use,the existing dropped crossing made redundant as a consequence of the development shall be permanently closed and the access crossing reinstated as footway with full height kerbs.

The new access crossing to the property shall be completed within the limits of the highway as vehicular access crossing as detailed in submitted Drwg. No. 165/10A Rev A.

REASONS
To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE
The access crossing (construction and reinstatement) works required within the above conditions will require approval from Staffordshire County Council. The link below provides an overview of the permissions and licences and a further link to Dropped kerbs (Vehicle access crossings) where you can apply online. https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx .
Please email trafficandnetwork@staffordshire.gov.uk for further details.

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