



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:

Ms Angela Jouini 6 Chatwynd Street, Smallthorne, Stoke on Trent, ST6 1PT

Officer: Tracey Lunn

Our Reference: SMD20220599

District Reference: SMD/2022/0599

Date Received: 09-Feb-2023

Date Responded: 28-Feb-2023

Particulars of Development:

Alterations and refurbishment of existing detached property including two storey side and two storey rear extensions.

Location of Development:

157 High Lane, Brown Edge

Recommendation Summary: Conditional

Site Visit Conducted on: 28-Feb-2023

Personal Injury Collisions;

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

Background;

The property is located on High Lane, a B classified road (Road No. B5051), with a speed limit of 30 mph and has the benefit of footways and streetlights.

Description of Proposal;

Alterations and refurbishment of existing detached property including two storey side and two storey rear extensions.

Comments on Information Submitted;

The proposal is for the construction of 2 two-storey extensions, 1 to the side elevation and another to the rear of the property. The property footprint will increase from 2 to 3 bedrooms.

Staffordshire Moorlands District Council Staffordshire Moorlands Parking Standards state:

Detached/Semi Detached property with 3 bedrooms require 2 spaces (2.4 x 4.8m each space).

A plan identifying parking has not been submitted; however, it was noted at the site visit that there is sufficient space within the front garden to accommodate parking for 2 vehicles. To facilitate access to this parking area a section of the front garden wall would be required to be removed. A permit to dig is required when working in or adjacent to the highway.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0599) subject to the following conditions:

Notwithstanding any details shown on the approved plans, no development shall be commenced until a plan showing 2 parking spaces (2.4m x 4.8m each space) shall be submitted to and approved in writing by the Local Planning Authority.

The parking spaces shall thereafter be provided in accordance with the approved details (surfaced in a bound and porous or other suitably hard material and sustainably drained) and shall thereafter be retained as such for the lifetime of the development.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The wall removal works require a permit to dig from Staffordshire County Council. The link below provides an overview of the permissions and licences where you can apply online.

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> .

Please email trafficandnetwork@staffordshire.gov.uk for further details.

Note to Planning Officer:

A section of the existing wall will be required to be removed to access the parking area, a permit to dig will be required when working on or adjacent to the adopted highway.

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