



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 A & J Price Kenley Avenue, Endon, Staffordshire,
ST9 9HX

Officer: Tracey Lunn

Our Reference: SMD20230028

District Reference: SMD/2023/0028

Date Received: 06-Mar-2023

Date Responded: 13-Mar-2023

Particulars of Development:

Proposed Extension to Form Bedroom with En-suite and enlarged Kitchen Living Area.

Location of Development:

44, Kenley Avenue, STOKE-ON-TRENT, ST9 9HX

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Mar-2023

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Kenley Avenue/Fernlea Crescent within 50 metres of the property access for the previous five years.

Background;

The property is located on Kenley Avenue (Road No. D1229) at its junction with Fernlea Crescent (Road No. D1229) cul-de-sac, both are unclassified roads and are subject to a speed limit of 30 mph. Kenley Avenue and Fernlea Crescent serve residential properties and benefit from streetlights and footways.

Description of Proposal;

Proposed Extension to Form Bedroom with En-suite and enlarged Kitchen Living Area.

Comment;

The proposal is for the construction of a 2-storey extension to the side elevation of the property and will provide a living/kitchen room on the ground floor with an en-suite bedroom above.

It is noted given the size of the study and its previous use as a bedroom the room can easily be converted back to a bedroom and therefore it can be considered as a 4th bedroom.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The property currently benefits from off highway parking (driveway and garage).

The driveway and garage can accommodate parking for 3 vehicles and therefore meets with the Parking Standards. It is recommended that permitted development rights for the garage are removed and that the garage is not allowed to be converted to living accommodation without the prior express permission of the Local Planning Authority; this is to ensure that on-site parking remains adequate.

I have no objection to the proposal (application number SMD/2023/0083) subject to the following conditioned.

The garage indicated on submitted Drawing No. ADPR /PP/01/003 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.

Note to Planning Officer;

It is noted given the size of the study and its previous use as a bedroom the room can easily be converted back to a bedroom and therefore it can be considered as a 4th bedroom.

The applicant and or contractor should ensure no building detritus from the construction works is deposited on the carriageway, and the applicant/contractor should be made aware they are responsible for its removal. Building materials and any machinery/construction equipment should be stored securely off the adopted highway.

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