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:
Amie Fletcher 111 Heath Avenue, Cellarhead, Staffordshire, ST9 0HU

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230224

District Reference: SMD/2023/0224

Date Received: 10-May-2023

Date Responded: 24-May-2023

Particulars of Development:
Proposed Two Storey Side and Single Storey Rear Extensions

Location of Development:
111 Heath Avenue,Cellarhead

Recommendation Summary: Conditional

Site Visit Conducted on: 23-May-2023

Personal Injury Records;
Current records show there were no Personal Injury Collisions on Heath Avenue within 50 metres either side of the property from 31st December 2015 to 31st December 2020.

Background;
The property is located on Heath Avenue (Road No. D1255) an unclassified road with a speed limit of 30 mph. Heath Avenue serves residential properties,there are footways and street lighting.

Proposal;
Proposed Two Storey Side and Single Storey Rear Extensions.

Comments on Information submitted:
The proposal is for the construction of a two-storey extension to the side elevation of the property to form a garage/store and shower room with 2 bedrooms above. The single storey extension to the rear of the property will provide a kitchen and leisure area.

The current 3-bedroom property will see an increase in the floor plan to 5 bedrooms. Staffordshire Moorlands Parking Standards 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 submitted plan (Block/Site Plan) shows available parking for 2 vehicles. The garage at 2.7m by 4.2m cannot accommodate the parking of a modern car and does not meet with the Staffordshire Moorlands Parking Standards which state the minimum internal measurements for a single garage are 3m x 6m.

In order to meet with the Parking Standards for a 5-bedroom property 3 parking spaces are required.

It was noted at the site visit there is sufficient space within the front garden to accommodate parking for 3 vehicles. Therefore,I require a revised plan showing 3 acceptable parking spaces (2.4m x 4.8m each space) including details of the surfacing material.

Staffordshire County Council

I have no objection to the proposal (application number SMD/2023/0224) subject to the following being conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces within the front garden,including surfacing material,has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be available prior to first occupation and be retained 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.

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