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:
Miss Heath Home Farm Cottage, Highfield, Leek, Staffordshire, ST13 8SG

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230253

District Reference: SMD/2023/0253

Date Received: 24-May-2023

Date Responded: 09-Jun-2023

Particulars of Development: Erection of two storey side extension and replacement conservatory

Location of Development:
Home Farm Cottage Highfield,Leek

Recommendation Summary: Acceptance

Personal Injury Records;
Current records show that there was 1 personal injury collision (PIC) on Macclesfield Road within 215 metres either side of Highfield's junction with Macclesfield Road from 31st December 2015 until 31st December 2020. Although all PICs are regrettable,the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;
The property is accessed via a private driveway and is sited approximately 250m from the adopted highway. The nearest adopted highway is Macclesfield Road. Macclesfield Road (Road No. A0523) is an A classified road,has a speed limit of 60 mph and a footpath on the north-east side.

The private driveway serves several residential properties.

Proposal;
Erection of two storey side extension and replacement conservatory.

Comments on Information submitted:
This proposal is for the construction of a 2-storey extension to the side elevation of the property and the demolition of the existing conservatory and a new replacement conservatory. The existing kitchen and utility are also to be demolished and replaced with a new 2 storey extension. The extension will create a new kitchen,WC and utility with 2 bedrooms above,increasing the number of bedrooms from 2 to 4.

Parking for 3 vehicles is detailed on submitted Drawing: 1820-3 and is in accordance with 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 would not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2023/0253).

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

Staffordshire County Council

Highway Authority