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 Coate and Miss Cross 46 The Woodlands, Shawe Park Road, Kingsley Holt, Staffordshire, ST10 2DJ

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230259

District Reference: SMD/2023/0259

Date Received: 25-May-2023

Date Responded: 13-Jun-2023

Particulars of Development:
Proposed 2 storey rear extension and alterations

Location of Development:
46 The Woodlands,Shawe Park Road,Kingsley Holt,Staffordshire,ST10 2DJ

Recommendation Summary: Acceptance

Site Visit Conducted on: 13-Jun-2023

Personal Injury Records;
Current records show that there was 1 personal injury collision (PIC) on Shawe Park Road within 160 metres either side of the property from 31st December 2015 and 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 located on Shawe Park Road (Road No. A0521) an A classified road with a speed limit of 40 mph,there are footways and street lighting.

Proposal;
Proposed 2 storey rear extension and alterations.

Comments on Information submitted:
The proposal is for the construction of a two-storey extension to the rear elevation of the property to form a living area and kitchen,utility,and WC with a new larger bathroom and 2 bedrooms above.

The current 2-bedroom property which includes a first-floor study,will see an increase in the floor plan to 4 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 (Drawing. No. 2023-131-003 P2) shows available parking and turning sufficient for 3 vehicles and therefore meets with the Parking Standards.

The proposal will not have a detrimental effect on the adopted highway,I have no objection (application number SMD/2023/0259).

Assistant Director, Highways and the Built County

Staffordshire County Council

On behalf of the County Council as
Highway Authority