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 J Bentley 24, Draycott Road, STOKE-ON-TRENT, ST10 4JF

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD/2023/0258

District Reference: SMD20230258

Date Received: 01-Jun-2023

Date Responded: 19-Jun-2023

Particulars of Development:
Proposed extension to the side and the provision of a first floor in order to provide additional accommodation

Location of Development:
24,Draycott Road,STOKE-ON-TRENT,ST10 4JF

Recommendation Summary: Acceptance

Site Visit Conducted on: 13-Jun-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Draycott Road within 43 metres of the property for the previous five years.

Background;
The property is located on Draycott Road,a C classification road (Road No. C0109) which is subject to a 30-mph speed limit. There are footways and streetlights along this section of Draycott Road.

Previous Application;
SMD/2022/0542- Extension to the side and the provision of a first floor in order to provide additional accommodation – Acceptable to the Highway Authority.

Description of Proposal;
Proposed extension to the side and the provision of a first floor in order to provide additional accommodation.

Comments on Information Submitted;
The current 2-bedroom property benefits from parking (driveway).

The proposal is for the construction of a first floor to provide 4 bedrooms and bathroom and to convert the current 2 ground floor bedrooms into a dining room and sitting room. The proposed extension to the side of the property will provide a larger lounge and kitchen/diner.

The proposal will increase the number of bedrooms from 2 to 4,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 within the curtilage of the dwelling.

The submitted plans detail a garage however it was noted at the site visit the garage has been demolished.

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It was also noted at the site visit there is sufficient space to accommodate parking and turning for 3 vehicles on the current hardstanding,within the curtilage of the property.

It is therefore considered the proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2023/0258).

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