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:
Dale Teece 56 SCHOOL LANE, CAVERSWALL, ST11 9EN

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230300

District Reference: SMD/2023/0300

Date Received: 28-Jun-2023

Date Responded: 13-Jul-2023

Particulars of Development:
Proposed Extension to Side,forming Study,Shower Room,Utility and Store and demolition of existing Garage

Location of Development:
56 SCHOOL LANE,CAVERSWALL,ST11 9EN

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Jul-2023

A site visit was carried out on 04/07/2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on School Lane within 50 metres either side of the property access from 31st December 2015 until 31st December 2020.

Background;
The property is located on School Lane (Road No. D1177) which is a D classified road,has a speed limit of 30 mph and benefits from streetlights and footways.

Description of Proposal;
Proposed Extension to Side,forming Study,Shower Room,Utility and Store and demolition of existing Garage.

Comment;
The 3-bedroom property currently benefits from off highway parking (driveway and garage).

The proposal is for a single storey extension to the side elevation of the property to provide a study,utility,shower room and store. The existing garage rear of the property to which access will be severed by the extension is to be demolished.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The loss of the garage will incur a reduction in available parking however,it was noted at the site visit the current parking area can accommodate parking for 2 vehicles and therefore meets with Staffordshire Moorlands Parking Standards.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection to the proposal (application number SMD/2023/0300).

Staffordshire County Council

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