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 C Thomas and Mrs S Rigby 18 Riverside Churnet View Road, Oakamoor, ST10 3AE

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230299

District Reference: SMD/2023/0299

Date Received: 28-Jun-2023

Date Responded: 14-Jul-2023

Particulars of Development:
Two storey rear extension and single strorey side extension

Location of Development:
18 Riverside Churnet View Road,Oakamoor

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Jul-2023

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

Background;
The property is located on Churnet View Road a D classification road (Road No. D1143),which is subject to a 30-mph speed limit and has the benefit of streetlights and footways. Churnet View Road serves residential properties and is a no through road.

Previous Application;
SMD/2022/0183- Proposed single storey rear and side extension,dormer loft conversion and replacement garden room – Approved by Staffordshire Moorlands District Council.

Description of Proposal;
Two storey rear extension and single storey side extension.

Comment;
The proposal is to construct a single storey extension to the side elevation of the property and a 2-storey extension to the rear elevation of the property. The proposed extension will provide a larger kitchen with a fourth bedroom above.

The property's floor plan will increase from 3 bedrooms 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 within the curtilage of the dwelling.

I note there has been no parking plan submitted with this application.

The Design and Access and Heritage Statement states the property currently has parking for 1 vehicle. At the site visit 2 vehicles were observed parked on the current parking area. It was also noted at the site visit that the garden could accommodate additional parking. In order to meet with the Parking Standards parking for 3 vehicles is required. I therefore require a plan showing parking for 3 vehicles.

Staffordshire County Council

I have no objection to the proposal (application number SMD/2023/0299) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces within the front garden 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