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 D Vincent 68, Lyneside Road, STOKE-ON-TRENT, ST8 6SL

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230365

District Reference: SMD/2023/0365

Date Received: 01-Aug-2023

Date Responded: 18-Aug-2023

Particulars of Development:
Proposed garage conversion to bedroom

Location of Development:
68,Lyneside Road,STOKE-ON-TRENT,ST8 6SL

Recommendation Summary: Acceptance

Site Visit Conducted on: 08-Jul-2023

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

Background;
The property is located on Lyneside Road (Road No. D1280),an unclassified road which is subject to a speed limit of 30 mph. Lyneside Road serves residential properties,there are streetlights and footways.

Description of Proposal;
Proposed garage conversion to bedroom.

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

The proposal is to convert the current garage into an additional bedroom.

The conversion of the garage will incur a reduction in available parking and an increase in the number of bedrooms from 3 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 Proposed Block Plan,Drawing Ref. P341-202 detailed that the existing driveway can accommodate parking for 3 vehicles,this was also noted at the site visit. The proposal therefore meets with Staffordshire Moorlands Parking Standards.

I have no objection (application number SMD/2023/0365).

Assistant Director, Highways and the Built County

Staffordshire County Council

On behalf of the County Council as
Highway Authority