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 Kenneth Williams 37 Birchwood Grove, Cheadle, ST10 1AP

Application Type: COU

Officer: Tracey Lunn

Our Reference: SMD20230296

District Reference: SMD/2023/0296

Date Received: 04-Aug-2023

Date Responded: 24-Aug-2023

Particulars of Development:
Conversion of garage to habitable room

Location of Development:
37 Birchwood Grove Cheadle

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Aug-2023

Personal Injury Collisions;
Staffordshire County Council do not hold records of any Personal Injury Collisions on Birchwood Grove as Birchwood Grove is private.

Background;
The property is located on Birchwood Grove. Birchwood Grove provides access to residential properties. The first section of Birchwood Grove leading off The Birches is a private road. The section of Birchwood Grove fronting the property is currently under construction.

Description of Proposal;
Conversion of garage to habitable room.

Comment;
The proposal is to convert the garage into a habitable room.

The 2-bedroom property currently benefits from off highway parking (driveway and garage).

The proposal will see the loss of a parking space due to the conversion of the garage. However,submitted Drawing No. 01307- AL (0) 02 shows parking for 2 vehicles in accordance with the Staffordshire Moorlands Parking Standards which 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.

I therefore have no objection to the proposal (application number SMD/2023/0296).

Note to Officer;
Birchwood Grove is private and therefore the red line does not connect to the adopted highway. The applicant should ensure they have the approval of the current owner of the roads.

Staffordshire County Council

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