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 & Mrs Hodgkinson Westwood Park Avenue, Leek, Staffordshire, ST13 8LR

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230421

District Reference: SMD/2023/0421

Date Received: 24-Aug-2023

Date Responded: 11-Sep-2023

Particulars of Development:
SSingle storey side and rear extension (partially retrospective)

Location of Development:
49,Westwood Park Avenue,LEEK,ST13 8LR

Recommendation Summary: Acceptance

Site Visit Conducted on: 24-Aug-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Westwood Park Avenue within 50 metres either side of the property access from 01/01/2019 to 31/12/2021.

Background;
The property is located on Westwood Park Avenue which is an unclassified road (Road No. D1291) with a speed limit of 30 mph and benefits from footways and street lighting.

Description of Proposal;
Single storey side and rear extension (partially retrospective).

Comments on Information Submitted;
The application is for a single storey side and rear extension (partially retrospective). The extension provides a utility and store to the side elevation,the garage provides a playroom. The extension to the rear increases the size of the dining room and kitchen.

It was noted at the site visit that the side extension has been constructed and images taken from aerial photography it would appear the extension to the rear of the property has also been constructed.

Due to the removal of the car port and the conversion of the garage to a playroom a parking space has been lost. The property having 3 bedrooms would require 2 parking spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling to meet with Staffordshire Moorlands Parking Standards.

It is noted that amendments to the front garden to create a parking area to accommodate parking for 2 vehicles has been made as detailed in submitted Drg. No.2023-2804-04.

I therefore have no objection to the proposal (application number SMD/2023/0421).

Staffordshire County Council

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