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
Application Type: FULL

Applicant:
Mr C. & Mrs S. Brooks
155 Leek Road,
Endon,
Staffordshire,
ST9 9EJ
Officer: David Plant

Our Reference: SMD20230384

District Reference: SMD/2023/0384

Date Received: 07-Aug-2023

Date Responded: 20-Sep-2023

Particulars of Development:
Proposed Alterations and Extension Works to form Ground Floor Garden Room, Utility, Cloaks Room and Replacement Garage. Floor Extension to form Additional Bedroom and En-suite.

Location of Development:
155 Leek Road, Endon

Recommendation Summary: Conditional

Site Visit Conducted on: 15-Sep-2023

CONDITIONS

1. The development hereby permitted shall not be brought into use until details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

REASON

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for an extension to an existing dwelling.

A garage is shown with dimensions 3.065m/4.210m width x 4.760m long. This is not long enough to be considered a parking space under SMDC Parking standards. Block plan does not clearly show parking area, just a blank area to the front. However, it appears that there is adequate space to the front to park and turn three vehicles. This should be clearly shown on a plan to define the application.

Application form states that the proposal will have no effect on parking. However, dwelling changes from 3 bed to 4 bed, requiring an additional parking space under SMDC parking standards. Garage is being altered, although existing garage also is of inadequate size to be classed as a parking space.

Site is in an established residential area close to facilities.

Current records show that there were no Personal Injury Collisions on Leek Road within 43m either side of the property access in the previous five years.

Staffordshire County Council

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