**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 R Hackney Shawe Park Road, KIngsley Hlot, Staffordshire, ST10 2BD

**Application Type:** FULL

**Officer:** Tracey Lunn

**Our Reference:** SMD20230417

**District Reference:** SMD/2023/0417

**Date Received:** 11-Sep-2023

**Date Responded:** 25-Sep-2023

**Particulars of Development:**
Proposed two-storey side extension

**Location of Development:**
5,Shawe Park Road,STOKE-ON-TRENT,ST10 2BD

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 13-Sep-2023

Personal Injury Records;
Current records show that there were no personal injury collisions (PIC) on Shawe Park Road within 120 metres either side of the property from 01/01/2019 and 31/12/2021.

Background;
The property is located on Shawe Park Road (Road No. A0521),an A classified road with a speed limit of 40 mph,there are footways and street lighting.

Proposal;
Proposed two-storey side extension.

Comments on Information submitted:
The property currently has 3 bedrooms and benefits from a drive and garage.

The proposal is for the construction of a two-storey extension to the side elevation of the property to form a garage and a bedroom with ensuite above. Vehicular access to the existing garage to the rear of the property will be severed by the extension and therefore become redundant as a garage.

The current 3-bedroom property will see an increase in the floor plan 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. Garages should have the minimum internal dimensions of 3m wide by 6m long.

The submitted plan (DRG. NO. 23-RH-02) shows the garage dimensions of 2.7m wide by 6.1m long. Plans have not been submitted showing available parking however,having visited the site it is considered there is off highway parking,including the proposed garage,to accommodate parking for 3 vehicles and therefore meets with the Parking Standards.

The proposal will not have a detrimental effect on the adopted highway. I have no objection to the proposal (application number SMD/2023/0417).

Staffordshire County Council

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