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:
Mrs Kerry Whitehurst Meigh Road, Werrington, ST9 0JY

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230451

District Reference: SMD/2023/0451

Date Received: 13-Sep-2023

Date Responded: 02-Oct-2023

Particulars of Development:
Demolition of existing Garage to make for new Garage and bedroom/en suite over

Location of Development:
1,Meigh Road,STOKE-ON-TRENT,ST9 0JY

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Oct-2023

Personal Injury Records;
Current records show there were no Personal Injury Collisions on Meigh Road within 50 metres of the property from 01/01/2019 to 31/12/2021.

Background;
The property is located on Meigh Road (Road No. D1309),an unclassified road with a speed limit of 30 mph. Meigh Road has footways and streetlighting and serves residential properties.

Proposal;
Demolition of existing Garage to make for new garage and bedroom/en-suite over.

Comments on Information submitted:
The 4-bedroom property currently benefits from off highway parking (driveway and garage).

The proposal is for the demolition of the existing garage and the construction of a two-storey extension to the side elevation of the property to form a new garage with en-suit and dressing room to bedroom 1 above.

The properties footprint will not increase and shall remain at 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) and the minimum internal dimensions for a single garage are 3m wide x 6m long. It is noted that the proposed garage at 2.8m wide by 4.8m long does not meet with the Parking Standards.

It was noted at the site visit that the parking area across the frontage of the property can accommodate parking for 3 vehicles. However,the current vehicular access crossing (dropped kerbs) is not of sufficient size and will require widening to access the parking spaces.

The proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2023/0451).

Staffordshire County Council

Note to Planning Officer-

The current vehicular access crossing will require widening to facilitate access to the current parking area.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Please note that the widening of the vehicle access crossing will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:
https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx

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