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:
Nicola Millward Heath Avenue, Cellarhead, Staffordshire, ST9 0HT

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230459

District Reference: SMD/2023/0459

Date Received: 20-Sep-2023

Date Responded: 09-Oct-2023

Particulars of Development:
Removal of existing conservatory,conversion of existing garage into bedroom/office and en-suite,side and rear extension and internal alterations. Change of flat roof on garage to new pitched roof.

Location of Development:
31,Heath Avenue,STOKE-ON-TRENT,ST9 0HT

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Oct-2023

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

Background;
The property is located on Heath Avenue (Road No. D1255) an unclassified road with a speed limit of 30 mph. Heath Avenue serves residential properties,there are footways and street lighting. The 3 bedroomed property benefits from a garage and off highway parking that can accommodate 2 vehicles (inclusive of the garage).

Proposal;
Removal of existing conservatory,conversion of existing garage into bedroom/office and en-suite,side and rear extension and internal alterations. Change of flat roof on garage to new pitched roof.

Comments on Information submitted:
The proposal is for the removal of the existing conservatory and construction of a single storey side and rear extension. The proposed extension will provide an enlarged kitchen. The existing garage is to be converted into a bedroom/office with en-suite. The floor plan will increase from 3 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.

The property currently benefits from off highway parking for 2 vehicles (driveway and garage). The proposed conversion of the garage into a bedroom/office and en-suite will result in the loss of a parking space. The current driveway cannot accommodate parking for 3 vehicles and therefore it is likely that this will result in additional vehicles parking on the highway. However,it was noted at the site visit there is space within the front garden to accommodate additional parking to compensate for the loss of the garage and the increase in bedrooms and to meet with the Parking Standards. I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each space) to accommodate parking for 3 vehicles.

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I have no objection to the proposal (application number SMD/2023/0459) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) within the front garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer;
A section of the front garden wall will be required to be removed and the vehicle access crossing (dropped kerbs) should be widened to facilitate access to the parking area.

The requested revised plan conditioned above should provide details of the intended materials for the construction of the hardstanding for the required parking spaces. The widening of the access crossing should also be shown on the revised plan.

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