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 Cavanagh Crossfield Avenue, Knypersley, Staffordshire, ST8 7AG

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230453

District Reference: SMD/2023/0453

Date Received: 23-Oct-2023

Date Responded: 07-Nov-2023

Particulars of Development:
Alterations to size of Garage to the Rear

Location of Development:
15,Crossfield Avenue,STOKE-ON-TRENT,ST8 7AG

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Oct-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Crossfield Avenue within 43 metres either side of the property from 01/01/2019 to 31/12/2021.

Background;
The property is located on Crossfield Avenue (Road No. D1283) which is a D classified road,has a 30-mph speed limit and has streetlights. Crossfield Avenue is a cul de sac serving 19 residential properties.

Previous Application; SMD/2022/0002 - Proposed Garage to the Rear of 15 Crossfield Avenue – Conditioned by the Highway Authority.

Description of Proposal;
Alterations to size of Garage to the Rear.

Comments on Submitted Information;
The proposed garage is to be constructed to the rear of the property. The minimum internal dimensions for a single garage as stated in the Manual for Streets and Staffordshire Moorlands Parking Standards are 3m x 6m. The internal dimensions for the proposed garage are 5.2m wide x 6.3m long and running to a maximum length of 7.8m. The proposed new garage and existing driveway provides sufficient space to accommodate parking for a property of this size.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following conditions: -

The garage indicated on the approved Drawing Number J21-11-115 Rev C shall remain ancillary to 15 Crossfield Avenue and shall be used for domestic purposes only.

REASONS:

Staffordshire County Council

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

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