

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2023/0585

Officer: Tracey Lunn

Date Received: 29/11/2023

Date: 12/12/2023

Particulars of Development: Proposed extension to the side with amended roof details and the provision of a first floor in order to provide additional accommodation.

Location of Development: 24 Draycott Road, Upper Tean

Acceptance

Site Visit Carried Out on 08/12/2023

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Draycott Road within 43 metres of the property from 01/01/2019 to 31/12/2021.

Background;

The property is located on Draycott Road, a C classification road (Road No. C0109) which is subject to a 30-mph speed limit. There are footways and streetlights along this section of Draycott Road.

Previous Application;

SMD/2023/0258 - Proposed extension to the side and the provision of a first floor in order to provide additional accommodation – Acceptable to the Highway Authority – Refused by Staffordshire Moorlands District Council.

SMD/2022/0542- Extension to the side and the provision of a first floor in order to provide additional accommodation – Acceptable to the Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal;

Extension to the side and the provision of a first floor in order to provide additional accommodation.

Comments on Information Submitted;

The proposal is a resubmission of previously refused application SMD/2023/0258. There is a proposed extension to the side elevation with amended roof details and the provision of a first floor in order to provide additional accommodation.

The proposal is for the construction of a first floor to provide 4 bedrooms and to convert the current 2 ground floor bedrooms into a dining room/home office and sitting room. An extension to the side elevation will provide a larger lounge and kitchen/dining room.

The current 2-bedroom property benefits from driveway parking to the front and side elevation.

The proposal will increase the number of bedrooms from 2 to 4 and remove the provision of parking to the side elevation of the property. The existing parking and turning to the front elevation will be unaffected by the proposals.

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 within the curtilage of the dwelling.

The submitted plans do not identify individual parking (parking spaces of 2.4m x 4.8m each space) however it was noted at the site visit there is sufficient space to accommodate parking for 3 vehicles within the curtilage of the property.

The proposal is predominantly the same as previously submitted under SMD/2023/0258; there are no changes that are considered to have a detrimental impact on the highway.

I have no objection to the proposal (application number SMD/2023/0585).

Commissioner for the Built County
On behalf of the County Council
As Highway Authority