



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

Application Type: FULL

Applicant:

Mr P Conquest Woodside Cottage, Farley Road, Oakamoor,
Staffordshire, ST10 3BD

Officer: Tracey Lunn

Our Reference: SMD20230592

District Reference: SMD/2023/0592

Date Received: 04-Dec-2023

Date Responded: 19-Dec-2023

Particulars of Development:

Two storey rear and side extension replacing two storey red brick existing extension and garage.

Location of Development:

Woodside Cottage Farley Road, Oakamoor

Recommendation Summary: Acceptance

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions (PIC) on Farley Road, the nearest adopted road, within 215 metres either side of the private road from 31st December 2015 until 31st December 2020.

Staffordshire County Council do not hold PIC data on private roads.

Background;

The property is located on a private road approximately 184m south-east of Farley Road. Farley Road is a C classified road (Road No. C0104), with a 60mph speed limit, there are no footways but there is a streetlight at the junction with the private road.

Description of Proposal;

Two storey rear and side extension replacing two storey red brick existing extension and garage.

Comments on Information Submitted;

The proposal is for the demolition of the existing garage and construction of a 2-storey extension to the side and rear elevation of the property. The extension will provide a living room with a master ensuite bedroom above.

The properties footprint will 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) for residents and visitors within the curtilage of the dwelling.

Parking is not shown on the submitted plans however, it is considered that given the distance of Woodside Cottage from the adopted highway that parking would not take place on Farley Road and would be managed within the curtilage of the property.

I consider the proposal not to have a detrimental impact on the highway and have no objection (application number SMD/2023/0592).

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