



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:

Mrs Keziah Pickford-Avery Haste Hill Cottage, Haste Hill
 Ave, Kingsley, Staffordshire, ST10 2BB

Officer: Tracey Lunn

Our Reference: SMD20230645

District Reference: SMD/2023/0645

Date Received: 22-Dec-2023

Date Responded: 09-Jan-2024

Particulars of Development:

Reinstatement of front bay windows and new rear and side extensions to detached house

Location of Development:

Haste Hill Cottage Haste Hill Avenue, Kingsley

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Jan-2024

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions (PIC) on Haste Hill Avenue within 50 metres of the property from 31st December 2015 until 31st December 2020.

Background;

The property is located at the end of a turning head on Haste Hill Avenue, an unclassified road (Road No. D1202), with a 30mph speed limit; there are footways and a streetlight. Haste Hill Avenue serves residential properties, there is a gated access to an agricultural field.

Description of Proposal;

New rear and side extensions to detached house reinstatement of front bay windows.

Comments on Information Submitted;

The proposal is for the construction of a 2-storey extension to the rear elevation of the property, a single extension to the side elevation, replacing the existing garage, and the creation of bay windows to the front elevation. The extensions will provide a kitchen/lounge, utility and shower room to the ground floor and an enlarged master bedroom with ensuite above.

The properties footprint will remain at 3 bedrooms.

The property currently benefits from off highway parking (driveway and garage); however, the removal of the garage will incur the loss of a parking space.

Parking for 2 vehicles is shown on the submitted Drawing Number 2185 0104 Revision E and meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.



I consider the proposal not to have a detrimental impact on the highway and have no objection to the proposal (application number SMD/2023/0645) subject to the following condition:

The parking area as detailed on Drawing Number 2185 0104 Revision E shall be carried out in accordance with the approved plans and be retained as such 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.

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