



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 and Mrs N and S Forrester Ilett House , Smithy Bank,
Alton, Stoke-on-Trent, Staffordshire, ST10 4AD

Officer: Tracey Lunn

Our Reference: SMD20240014

District Reference: SMD/2024/0014

Date Received: 15-Jan-2024

Date Responded: 30-Jan-2024

Particulars of Development:

Rear, single storey extension and general alterations to enlarge bedroom and improve the accommodation, including alterations to the existing parking arrangement

Location of Development:

Bara Brith Castle Hill Road Alton

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Jan-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Castle Hill Road within 50 metres either side of the property from 01/01/2019 to 31/12/2021.

Background;

The property is located on Castle Hill Road (Road No. D1359) which is an unclassified road with a speed limit of 30 mph and benefits from streetlights. Castle Hill Road serves mainly residential properties but also serves St. John's and St. Peter's Churches and Youth Centre. There are no footpaths along the entire stretch of Castle Hill Road.

Proposal;

Rear, single storey extension and general alterations to enlarge bedroom and improve the accommodation, including alterations to the existing parking arrangement.

Comments on Information submitted:

The proposal is for the construction of a single storey extension to the rear of the property. Internal alterations are proposed to provide a larger bedroom. The property footprint will remain at 2 bedrooms.

Alterations to the existing parking arrangement are also proposed, an extension to the parking area will provide parking for 2 vehicles. It was noted at the site visit that the existing parking area is constructed of stone/shingle with areas of grass/weeds. It is proposed to construct the parking area in tarmac as detailed on submitted Drawing Number 24-684-03. A row of stone cobbles to define the boundary are proposed, the applicant should ensure the stone cobbles are to the rear of the metalled carriageway and not placed within the adopted highway.

It was also noted that the access crossing to the existing parking area from the highway is not constructed to Staffordshire County Council Standards.

I have no objection to the proposal (application number SMD/2024/0014) subject to the following conditioned.

The proposed car parking area shall be provided as shown on the approved Drawing Number 24-684-03 and shall thereafter be kept of its intended purpose.

REASONS

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

Important Informative

The access crossing to the parking area shall be constructed in accordance with drawings to be submitted and SCC requirements. Please note that prior to the access being constructed you will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Note to Planning Officer;

It was noted that the access crossing providing access to the existing parking area is not constructed to Staffordshire County Council Standards.

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