



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 Thomas Campbell 10 Ashenhurst Way, Leek, United Kingdom, ST13 5SB

Officer: Tracey Lunn

Our Reference: SMD20240039

District Reference: SMD/2024/0039

Date Received: 25-Jan-2024

Date Responded: 11-Feb-2024

Particulars of Development:

Proposed extension to dwelling.

Location of Development:

10 The Willows Ashenhurst Way, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Feb-2024

Personal Injury Records:

Current records show there were no Personal Injury Collisions on Ashenhurst Way within 50 metres of the property from 01/01/2019 to 31/12/2021.

Background:

The property is located on Ashenhurst Way (Road No. D1289), an unclassified road with a speed limit of 30 mph. Ashenhurst Way has footways and streetlighting and serves residential properties.

Proposal:

Proposed extension to dwelling.

Comments on Information submitted:

The 4-bedroom property currently benefits from off highway parking, driveway, and garage.

The proposal is for the construction of a single storey extension to the side elevation of the property to provide a 5th bedroom with ensuite and a utility room. The existing garage will be demolished to provide space for the proposed extension.

The footprint of the property will increase from 4 to 5 bedrooms and will incur the loss of the garage. 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.

The remaining driveway cannot accommodate parking for 3 vehicles and therefore it is likely that this will result in additional vehicles parking on the highway. It is considered there is sufficient space within the front garden to accommodate parking.

To facilitate access to the parking area the existing vehicle access crossing will require widening, the applicant will need to apply to Staffordshire County Council for permission to undertake this work.

It is noted the garden is bordered with a dwarf wall; a section will be required to be removed. A permit to dig will be required.



The proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2024/0039) subject to the following being condition.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority.

The parking area shall then be carried out in accordance with the approved plans and be retained as such for the lifetime of the development.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

INFORMATIVE;

Please note should planning permission be granted the applicant prior to the access crossing being widened should apply for a Section 184 Notice of Approval from Staffordshire County Council. Please follow link below.

The section of the existing wall to be removed may require a permit to dig due to the proximity of the works to the adopted highway. Please follow the link below which 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>

For further details email trafficandnetwork@staffordshire.gov.uk

Note to Planning Officer;

A section of the front garden wall will be required to be removed and the vehicle access crossing (dropped kerbs) should be widened to facilitate access to the parking area. Permission should be sort from Staffordshire County Council

The requested revised plan conditioned above should provide details of the intended materials for the construction of the hardstanding for the required parking spaces. The plan shall also indicate the extent of the widening of the vehicle access crossing to the parking spaces.

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