



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:

Ms Sharon Downing The Cottage Edgefields Lane, Brown
Edge, Staffordshire, ST9 9NS

Officer: Tracey Lunn

Our Reference: SMD20240166

District Reference: SMD/2024/0166

Date Received: 17-Apr-2024

Date Responded: 01-May-2024

Particulars of Development:

Proposed single storey extension

Location of Development:

The Cottage Edgefields Lane, Brown Edge

Recommendation Summary: Acceptance

Site Visit Conducted on: 24-Apr-2024

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Edgefields Lane within 215 metres north of the property and 50 metres south of the property from 01/01/2019 to 31/12/2021.

Background;

The property is located on Edgefields Lane (Road No. D1053), an unclassified road where traffic flows in one direction, heading northbound. Edgefields Lane maintains a speed limit of 30mph, which transitions to 60mph just beyond the property's northern boundary. While the road is illuminated by streetlights, there are no pedestrian footways provided.

Description of Proposal;

Proposed single storey extension.

Comments on Information Submitted;

The proposal is for the construction of a single storey extension to the front elevation of the property. The extension will provide a sitting room and ensuite bedroom.

The property currently has 2 bedrooms with off road parking in the form of a driveway and garage. The floor print of the property will increase to 3 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property 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.

The available parking (driveway and garage) meets with the Parking Standards requirement for a 3-bedroom property. It is therefore considered the proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2024/0166).

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