



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 L Chenery C/O Agent Mr Ross Ankers, Ian Ankers
 Architecture Ltd, Ryecroft Farm, Rushton Spencer, SK11
 0RP

Officer: Tracey Lunn

Our Reference: SMD20240174

District Reference: SMD/2024/0174

Date Received: 19-Apr-2024

Date Responded: 01-May-2024

Particulars of Development:

Loft conversion including construction of new dormers and alterations to external building fabric to include new dormer porch to front elevation and landscaping works.

Location of Development:

Billys Croft Leek Old Road, Rushton Spencer

Recommendation Summary: Conditional

Site Visit Conducted on: 24-Apr-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Leek Old Road within 50 metres either side of the property from 01/01/2019 to 31/12/2021.

Background;

The site is located on Leek Old Road, a C classification road (Road No. C0074). Leek Old Road is subject to a 30mph speed limit, there are no footways or streetlights.

Description of Proposal;

Loft conversion including construction of new dormers and alterations to external building fabric to include new dormer porch to front elevation and landscaping works.

Comments on Information Submitted;

The proposal is for the conversion of the loft and provision of a porch. The installation of new gates is also proposed.

The property currently having 2 bedrooms will increase to 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 and turning for 3 vehicles is proposed as detailed on dwg no BC-09 and is considered sufficient for a 4-bedroom property.

It is also noted a garage is shown on dwg no BC-09.

Access will be via the existing access off Leek Old Road. However, it is proposed to install new gates which are to be set back a minimum of 5m rear of the highway.



It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0174) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking and turning area have been provided in accordance with the approved dwg no BC-09. The parking and turning area shall thereafter be retained unobstructed as parking and turning area for the life of the development.

The gates shall be located a minimum of 5m rear of the highway and shall open away from the highway in accordance with approved dwg no BC-09.

REASONS

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

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