



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 & Mrs Chris Lovatt Sprinks Farm c/o Agent, Mr Ian Ankers, Ian Ankers Architecture, Ryecroft Farm, macclesfield Road, Rushton Spencer, Macclesfield, SK11 0RP

Officer: Tracey Lunn

Our Reference: SMD20240190

District Reference: SMD/2024/190

Date Received: 01-May-2024

Date Responded: 09-May-2024

Particulars of Development:

Single storey extension

Location of Development:

Sprinks Farm Dingle Lane Rushton Spencer

Recommendation Summary: Acceptance

Site Visit Conducted on:

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions (PIC) on Leaside, the nearest adopted road, within 215 metres either side of the junction with the private road from 01/01/2019 to 31/12/2021.

Staffordshire County Council do not hold PIC data on private roads.

Background;

The property is located on a private road approximately 450m south-west of Leaside. Leaside is an unclassified road (Road No. D1071), with a 60mph speed limit, there are no footways or streetlights.

Description of Proposal;

Single storey extension.

Comments on Information Submitted;

The proposal is for a single storey extension to the rear elevation of the property. The proposed extension will provide 2 bedrooms.

The footprint of the property 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.

The submitted plans do not show parking however, having scaled the yard area identified on the submitted Site and Block Plan as proposed it is considered that there is sufficient space within the curtilage of the site to provide parking for 3 vehicles.

I consider the proposal not to have a detrimental impact on the adopted highway and have no objection (application number SMD/2024/0190).

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