



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 Gibbs 2, Oak Avenue, Cheddleton, ST13 7HY

Officer: David Plant

Our Reference: SMD20240212

District Reference: SMD/2024/0212

Date Received: 10-May-2024

Date Responded: 30-May-2024

Particulars of Development:

Demolition of existing single storey side extension and replacement with two storey side extension

Location of Development:

2 Oak Avenue, Cheddleton

Recommendation Summary: Conditional

Site Visit Conducted on: 29-May-2024

CONDITIONS

1. The development hereby permitted shall not be brought into use until details of the parking area for three vehicles have been first submitted to and approved in writing by the local planning authority. The parking area shall thereafter be provided in accordance with the approved plans and retained for the life of the development.
2. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASONS

To comply with NPPF paragraph 114; to comply with SMDC Local Plan Policy DC1 and parking standards; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is to replace an existing single storey extension with a larger two storey extension.

Site is in an existing residential area.

Application form states that parking arrangements are not affected. However, the extension is to be increased in size and a bedroom is to be added which will affect parking area and parking requirement. 4 bedroom dwelling requires 3 parking spaces.

There appears to be adequate space to park three vehicles on the front garden area. At the time of my site visit, there was a pile of rubble and the front area was unsurfaced and uneven - suggesting a 'work in progress'. Conditions above highlight need for appropriate parking area and appropriate surfacing.

Current records show that there were no Personal Injury Collisions on the Grange Road estate within 50m either side of the property access in the previous five years.

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