



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 M & H Russell West Field, Stockton Brook,
Staffordshire, ST9 9NH

Officer: Tracey Lunn

Our Reference: SMD20240058

District Reference: SMD/2024/0058

Date Received: 20-May-2024

Date Responded: 07-Jun-2024

Particulars of Development:

Proposed part conversion of existing garage & store into self contained additional accommodation at rear and garden pegola

Location of Development:

44 Leek Road, Stockton Brook

Recommendation Summary: Acceptance

Site Visit Conducted on: 05-Jun-2024

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Leek Road within 43 metres either side of the property from 01/01/2019 to 31/12/2021.

Background;

The property is located on Leek Road, an A classified road (Road No. A0053), subject to a 30-mph speed limit and benefits from streetlighting and footways.

Previous Application;

SMD/2015/0211– Demolition of existing two storey extension to allow the erection of a larger two storey/single storey rear extension – Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Proposed part conversion of existing garage & store into self contained additional accommodation at rear and garden pegola.

Comments on Information Submitted;

The proposal is for the conversion of an existing garage and store into self-contained additional accommodation. The conversion will provide a galley kitchen, dining room and shower room on the ground floor with a lounge and bedroom above. A section of the existing garage will remain as a garage and workshop. A pegola attached to the converted section of the building is also proposed.

The submitted site plan states 4 car parking area with reversal within the front garden/parking area and for an additional 2 car spaces rear of the double gates. A site visit and aerial photography also confirm there is sufficient parking for the property and the conversion.

The proposal is considered not have a detrimental impact on the highway network I therefore have no objection (SMD/2024/0058).

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