



**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 Kevin Balwako C/O Agent Ms Katie Allen, 28 Riding  
Close, Sale, Manchester, M33 2ZP

**Officer:** Tracey Lunn

**Our Reference:** SMD20240271

**District Reference:** SMD/2024/0271

**Date Received:** 17-Jun-2024

**Date Responded:** 02-Jul-2024

**Particulars of Development:**

PROPOSED DEVELOPMENT      Single storey side extension to existing semi-detached house,  
including new storm porch to front elevation.

**Location of Development:**

19 Westwood Heath Road leek

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 20-Jun-2024

**Personal Injury Records;**

Current records show there were no Personal Injury Collisions on Westwood Heath Road within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

**Background;**

The property is located on Westwood Heath Road (Road No. D1291) an unclassified road with a speed limit of 30 mph. Westwood Heath Road serves residential properties, there are footways and street lighting. The 3 bedroomed property benefits from off highway parking that can accommodate 2 vehicles.

**Proposal;**

Single storey side extension to existing semi-detached house, including new storm porch to front elevation.

**Comments on Information submitted:**

The proposal is for the construction of a single storey extension to the side elevation of the property to form a shower room, storeroom, and utility. A porch is also proposed to the front elevation and will measure 562mm deep by 2m wide.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The Block Plan indicates a detached garage at the rear of the property; however, during the site visit, it was observed that the garage has been removed and replaced with a storage shed. The property includes a driveway that can accommodate parking for 2 vehicles. Although the proposed porch will extend into the parking area, there is still sufficient space to park 2 vehicles in the remaining area and therefore meets the Parking Standards.

The proposal is considered not to have a detrimental impact on the adopted highway. I have no objection (application number SMD/2024/0271).

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