



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 R Preston C/O Agent Mr Nick Felstead, The Plan
Company, 30 Station Street, Longport, Stoke on Trent, ST6
4NA

Officer: Tracey Lunn

Our Reference: SMD20240209

District Reference: SMD/2024/0209

Date Received: 17-Jun-2024

Date Responded: 02-Jul-2024

Particulars of Development:

First floor side extension.

Location of Development:

8 Southlowe Road Cellarhead

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Jun-2024

Personal Injury Records;

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

Background;

The property is located on Southlowe Road (Road No. D1251) an unclassified road with a speed limit of 30 mph. Southlowe Road serves residential properties, there are footways and street lighting.

Previous Application;

SMD/2023/0493 - First floor side extension – Refused by Staffordshire Moorlands District Council

Proposal;

First floor side extension.

Comments on Information submitted:

The proposal is for the construction of a first-floor extension to the side elevation of the property to form a 4th bedroom.

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.

The submitted plan Drawing No. 1555_A1_01 Rev D shows there is adequate space within the front garden for the parking of 3 vehicles and therefore meets with the Parking Standards. However, during the site visit, it was observed that a fence is erected to the left of the driveway. This fence will need to be removed, and the garden altered to accommodate the parking spaces.

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/2024/0209) subject to the following being conditioned:



The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan Drawing No. 1555_A1_01 Rev D. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety

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