



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 B Brummit C/O Agent KAD ARCHITECTURAL, 77
Penrhyn Isaf Road, Penrhyn Bay, Llandudno, Gwynedd,
LL30 3LY

Officer: Tracey Lunn

Our Reference: SMD20240263

District Reference: SMD/2024/0263

Date Received: 20-Jun-2024

Date Responded: 05-Jul-2024

Particulars of Development:

Single Storey Side Extension

Location of Development:

6 New Close Avenue Forsbrook

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jul-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on New Close Avenue within 43 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on New Close Avenue (Road No. D1219) an unclassified road with a speed limit of 30 mph. New Close Avenue serves residential properties, there are footways and street lighting.

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 snug, shower room, and utility. Additionally, a new storm porch is proposed to the front elevation. The garage to the rear of the property will be demolished.

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 3-bedroom property currently has a driveway and a garage. The proposed extension will block vehicular access to the garage and therefore it will become redundant for vehicle parking. It is intended to demolish the garage resulting in the loss of a parking space. However, it is proposed to accommodate parking for 2 vehicles within the front garden Drawing Number 2932/24/01 A details the modifications to the garden.

The vehicle access crossing (dropped kerbs/setts) is to be widened to facilitate vehicle access to the parking area.



The proposed additional parking area for 2 vehicles complies with the Parking Standards, and therefore it is considered the proposal will not adversely affect the adopted highway.

I have no objection to the proposal (application number SMD/2024/0263) 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 Drawing Number 2932/24/01 A. The parking area shall thereafter be retained 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.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that prior to the vehicle access crossing being widened, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

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