



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:

Ms Helen Leighs 2, Aintree Road, STOKE-ON-TRENT,
ST10 4EU

Officer: Tracey Lunn

Our Reference: SMD20240288

District Reference: SMD/2024/0288

Date Received: 24-Jun-2024

Date Responded: 10-Jul-2024

Particulars of Development:

Proposed Garage Conversion

Location of Development:

2, Aintree Road, STOKE-ON-TRENT, ST10 4EU

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-Jul-2024

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

Background:

The property is located on Aintree Road (Road No. D1339) an unclassified road with a speed limit of 30 mph. Aintree Road serves residential properties, there are footways and street lighting. The 2 bedroomed property benefits from a garage and 2 parking areas (driveway to the front of the property and a parking space to the side/rear) that can accommodate 3 vehicles (inclusive of the garage).

Proposal:

Proposed Garage Conversion.

Comments on Information submitted:

The proposal is for the conversion of the current garage into an ensuite, utility, store and increase in the size of an existing bedroom.

The floor plan will remain at 2 bedrooms.

The proposal to convert the garage, will result in the loss of a parking space. While the submitted plans do not specify parking arrangements, a site visit confirmed there is adequate off-street parking for 2 vehicles (driveway to the front and side/rear of the property). This meets with Staffordshire Moorlands Parking Standards, which state a detached or semi-detached property of up to 3 bedrooms requires 2 parking spaces (each measuring 2.4m x 4.8m) for residents and visitors within the dwelling's curtilage.

The proposal will not have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2024/0288).

Assistant Director, Highways and the Built County

