



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:

Carl Thomas 79, Armshead Road, STOKE-ON-TRENT, ST9 0EG

Officer: Tracey Lunn

Our Reference: SMD20240260

District Reference: SMD/2024/0260

Date Received: 02-Jul-2024

Date Responded: 18-Jul-2024

Particulars of Development:

Removal of existing free standing garage and proposed single storey garage to side of property.

Location of Development:

79, Armshead Road, STOKE-ON-TRENT, ST9 0EG

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-Jul-2024

Personal Injury Records;

Current records show that there were no personal injury collisions (PIC) on Armshead Road within 43 metres either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Armshead Road (Road No. D1056) a D classification road, it is subject to a 30-mph speed limit and has traffic calming (speed cushions). There is a system of streetlights and a footway.

Description of Proposal:

Removal of existing free-standing garage & proposed single story garage to side of house.

Comments on Information Submitted:

The proposal is to remove an existing garage at the rear of the property and to construct a single storey extension to the side of the property to create a garage.

Staffordshire Moorlands Parking Standards state, the minimum internal dimensions for a single garage are 3m x 6m. While the internal dimensions for the proposed garage have not been provided, the external dimensions are approximately 2.9m wide by 8.4m long. Therefore, the garage does not comply with the Parking Standards.

It was noted at the site visit that 3 vehicles can be accommodated on the existing drive; this is sufficient for a property of this size and meets with the Parking Standards.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (SMD/2024/0260).

Assistant Director, Highways and the Built County

