



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 Steven Shenton Rose Hill, Endon, ST9 9BX

Officer: Tracey Lunn

Our Reference: SMD20240296

District Reference: SMD/2024/0296

Date Received: 01-Jul-2024

Date Responded: 18-Jul-2024

Particulars of Development:

Demolition of modern rear single storey extension with replacement new rebuild of double storey extension as under the same footprint of a previous historic building, with additional single storey utility, hall and double garage.

Location of Development:

Rose Hill Stoney Lane Endon

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-Jul-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Brookfield Avenue the nearest adopted road from 30/12/2019 to 29/12/2022. Stoney Lane is a private road, Staffordshire County Council do not hold accident records on private roads.

Background;

The property is located on Stoney Lane, a private road with no footways, streetlights are present.

Proposal;

Demolition of modern rear single storey extension with replacement new rebuild of double storey extension as under the same footprint of a previous historic building, with additional single storey utility, hall and double garage.

Comments on Information submitted:

The proposal is for a 2-storey and single storey extension to the rear elevation of the property. The extension will provide a kitchen, family room, hall, utility and double garage, an ensuite bedroom is proposed above the kitchen and family room. The floor plan will increase from 3 to 4 bedrooms.

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 proposed double garage, measuring 6m by 6.5m, complies with the internal dimensions specified in the Parking Standards for a double garage.

There is sufficient parking space within the grounds for a 4-bedroom property.

I have no objection to the proposal (application number SMD/2024/0296).

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