



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:

Mrs Lisa McGill 58 Heath Avenue, Cellarhead, Staffordshire,
ST9 0HU

Officer: Tracey Lunn

Our Reference: SMD20240328

District Reference: SMD/2024/0328

Date Received: 17-Jul-2024

Date Responded: 30-Jul-2024

Particulars of Development:

Demolition Of Existing Garage and Proposed Single Storey Extension and Porch

Location of Development:

58 Heath Avenue, Cellarhead

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Jul-2024

Personal Injury Records;

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

Background;

The property is located on Heath Avenue (Road No. D1255) an unclassified road with a speed limit of 30 mph. Heath Avenue serves residential properties, there are footways and street lighting. The 3 bedroomed property benefits from a garage and off highway parking that can accommodate 3 vehicles (inclusive of the garage).

Proposal;

Demolition Of Existing Garage and Proposed Single Storey Extension and Porch.

Comments on Information submitted:

The proposal is for the demolition of the existing garage and the construction of a single storey side extension. The proposed extension will provide a sitting room, shower room and utility. An oak porch to the front elevation of the property is also proposed.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The property currently benefits from off highway parking for 3 vehicles (2 vehicles driveway and 1 vehicle garage). However, the demolition of the garage will result in the loss of a parking space and the proposed extension and porch will encroach into the existing parking area. The submitted Block Plan shows that parking for 2 vehicles can be maintained and therefore meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2024/0328).

Note to Planning Officer;

During the site visit, it was observed that the driveway surface is composed of gravel. This gravel has the potential to be carried onto the footway and road, posing a safety hazard. To prevent this, a retaining

strip made of block paving or tarmac, at least 650mm deep and spanning the full width of the access, should be installed behind the kerb edge.

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