



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 & Mrs Machin 107, Ash Bank Road, Werrington, ST2
9DS

Officer: Tracey Lunn

Our Reference: SMD20240322

District Reference: SMD/2024/0322

Date Received: 15-Jul-2024

Date Responded: 31-Jul-2024

Particulars of Development:

Demolition of existing side / rear single storey garage and extensions and replace with new single storey extension

Location of Development:

107 Ash Bank Road, Werrington

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions;

Current records show that there are no Personal Injury Collision (PIC) on Ash Bank Road within 120 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road and forms part of the primary route network connecting Stoke on Trent to Ashbourne. The road is subject to a 40mph speed limit and benefits from footways and streetlights.

Description of Proposal;

Demolition of existing side / rear single storey garage and extensions and replace with new single storey extension.

Comment;

The property currently benefits from off highway parking (driveway and garage).

It is proposed to demolish the existing side/rear extension, currently the garage, garden room and WC and replace with a new single storey extension. The extension will provide a garage (internal dimension 2.8m by 4.8m), a larger kitchen, utility and ensuite bedroom.

The proposed garage at 2.8m by 4.8m does not meet with Staffordshire Moorlands Parking Standards minimum internal dimension for a single garage of 3m by 6m.

The 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 number of bedrooms will increase by 1, and the garage is not large enough to house a modern vehicle. However, during the site visit, it was observed that the driveway has enough space for parking and turning 4 vehicles, as detailed in the submitted plan, Drawing No. 001 Rev P0 and therefore meets with the Parking Standards.

There is ample parking space within the curtilage of the property to compensate for the loss of the garage and the addition of an extra bedroom. The proposal is considered not to have a detrimental impact on the adopted highway, I therefore have no objection (application number SMD/2024/0322).

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