



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 Terry Pickford C/O Agent Mr Robert McGuinness, RLM Associates, 11 Ashdale Road, The Mount, Leek, ST13 6QZ

Officer: Tracey Lunn

Our Reference: SMD20240329

District Reference: SMD/2024/0329

Date Received: 16-Jul-2024

Date Responded: 05-Aug-2024

Particulars of Development:

PROPOSED DEVELOPMENT
 enlargement of parking area

Alterations and Extensions to existing dwelling including

Location of Development:

56 Windsor Drive Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions;

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

Background;

The property is located on Windsor Drive, an unclassified road (Road No. D1292) which is subject to a speed limit of 30 mph. Windsor Drive serves residential properties, there are footways and streetlights on both sides.

Description of Proposal;

Alterations and Extensions to existing dwelling including enlargement of parking area.

Comments on Information Submitted;

The proposal is for the construction of a new roof dormer window to the rear elevation of 56 Windsor Drive.

The proposal will increase the number of bedrooms from 2 to 3. Staffordshire Moorlands Parking Standards state a 3-bedroom property should have parking for 2 vehicles (2.4m x 4.8m each space). The garage has previously been converted into an office which is to become a gym. There is currently sufficient parking for 1 vehicle. The drive is to be increased to accommodate 2 vehicles as detailed in submitted plan DRWG NO. RLM684/2 Revision F and therefore meets with the Parking Standards.

The drive is to be created in block paving. It is noted given the steepness of the drive a drainage interceptor is required to prevent surface water from the additional surfaced and hardstanding areas flowing onto the highway.

It is considered the proposal will not have a detrimental impact on the adopted highway. I have no objection to the proposal (application number SMD/2024/0326) subject to the following conditions;



The development hereby permitted shall not be brought into use until the drive has been provided in accordance with the approved plans. The drive shall thereafter be retained unobstructed and kept for its intended purpose for the life of the development.

The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor to be provided across the access rear of the highway boundary, connected to a surface water outfall or draining on SUDS principles, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Should the developer consider it necessary to extend the dropped access crossing, the dropped crossing to the site would need to be widened in accordance with SCC requirements and would require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Note to Planning Officer;

The drive is steep; a drainage interceptor at some point on the drive as close to the highway as possible should be provided. This should outfall to a surface water drain or be directed to grassed areas or similar SUDS principles.

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