



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 N. Davis 20, New Avenue, Draycott in The Moors,
Staffordshire, ST11 9AD

Officer: Tracey Lunn

Our Reference: SMD20240342

District Reference: SMD/2024/0342

Date Received: 24-Jul-2024

Date Responded: 12-Aug-2024

Particulars of Development:

Proposed bedroom extension to rear

Location of Development:

20, New Avenue, STOKE-ON-TRENT, ST11 9AD

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on New Avenue within 43m of the property from 30/12/2019 and 29/12/2022.

Background;

The property is located on New Avenue (Road No. D1206), a cul-de-sac serving residential properties, it is subject to a speed limit of 30 mph and has streetlights and a footway.

Description of Proposal;

Proposed bedroom extension to rear.

Comment;

The proposal is to construct a single storey extension to the rear elevation of the property to provide a 2nd bedroom.

The property will increase from 1 to 2 bedrooms. 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 within the curtilage of the dwelling.

Parking is not shown on the submitted plans however, it is considered there is sufficient parking on the existing driveway to accommodate parking for 2 vehicles and therefore meets with the Parking Standards.

The proposal will not have a detrimental impact the highway, I therefore have no objection (SMD/2024/0342).

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

