



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 A Hewitt 34, Brentwood Drive, Werrington, ST9 0DW

Officer: Tracey Lunn

Our Reference: SMD20240348

District Reference: SMD/2024/0348

Date Received: 29-Jul-2024

Date Responded: 16-Aug-2024

Particulars of Development:

Proposed extensions with associated internal and elevational alterations, and replacement of existing roof tiles

Location of Development:

34 Brentwood Drive, Werrington

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Aug-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Brentwood Drive within a 50 metres radius of the property from 30/12/2019 to 29/12/2022.

Background;

Brentwood Drive is an unclassified residential road with a 30mph speed limit and street lighting. No.34 Brentwood Drive is situated on the turning head at the end of a cul-de-sac.

Description of Proposal;

Proposed extensions with associated internal and elevational alterations, and replacement of existing roof tiles.

Comment on Information Submitted:

The proposal is for the construction of 5 extensions, 1 double extension to the rear, 1 single extension to the side elevation, 1 double extension to the front and 2 single storey extensions to the front elevation of the property.

It is proposed the extension to the rear of the property will create a kitchen and dining area with 2 bedrooms above, the single storey extension to the side elevation will also increase the size of the kitchen and utility.

The double extension to the front of the property will provide a hall and enlarged snug and larger master bedroom above. The 2 single storey extensions will create a larger gym and new porch.

The property's footprint will remain 4 bedrooms.

Drawing No. PL (0) 31 Rev B shows parking spaces measuring 4.8m long by 2.4m wide which is the acceptable dimension for a parking space as stated within the Staffordshire Moorlands Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0348) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing No. PL (0) 31 Rev B. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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