



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 M Charters The Mount, Clewloes Bank, Bagnall, Stoke
on Trent ST9 9LP

Officer: Tracey Lunn

Our Reference: SMD20240286

District Reference: SMD/2024/0286

Date Received: 08-Aug-2024

Date Responded: 23-Aug-2024

Particulars of Development:

Proposed single storey side extension and 2 storey side extension

Location of Development:

The Mount Clewloes Bank Bagnall

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Aug-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Clewloes Bank within 50m either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Clewloes Bank (Road No. C0187) at its junction with a private drive which terminates at Lime Tree Farm. Clewloes Bank is a C classified road and is subject to a speed limit of 30 mph, there are footways and streetlights present.

The property is situated on Clewloes Bank (Road No. C0187) at the junction with a private drive leading to Lime Tree Farm. Clewloes Bank is a C-classified road subject to a 30-mph speed limit and has footpaths and street lighting.

Description of Proposal;

Proposed single storey side extension and 2 storey side extension.

Comment;

The proposal is to construct a single storey extension to the rear of the current garage to provide an orangery. A 2-storey extension to the side elevation of the property is also proposed and will provide a garage and garden store with a loft space above, an internal staircase within the garage will provide access to the loft space.

The 4-bedroom property currently benefits from parking areas to the front and side elevation of the property. The current garage (minimum internal dimension of the garage of 4m wide by 5.3m long) does not meet with the Parking Standards which state the minimum internal dimensions for a single garage are 3m wide by 6m long.

The proposed garage will be constructed in the current parking area to the side elevation of the property. The remaining parking area to the front elevation of the property and the proposed garage should be sufficient to accommodate parking for 3 vehicles in accordance with the Parking Standards.



The proposal will have no detrimental effect on the highway I therefore have no objection subject to the following condition:

The garage indicated on submitted plan DRWG 02 titled Proposed Extension to The Mount, Clewlow Bank, Bagnall, SOT, shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

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