



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: SMD20240329V2

District Reference: SMD/2024/0329

Date Received: 15-Aug-2024

Date Responded: 02-Sep-2024

Particulars of Development:

PROPOSED DEVELOPMENT
 enlargement of parking area
 (Revised information received)

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 G and therefore meets with the Parking Standards.

The drive is to be created in block paving. It was noted given the steepness of the drive a drainage interceptor would be required to prevent surface water from the additional surfaced and hardstanding areas flowing onto the highway. Submitted plan DRWG NO. RLM684/2 Revision G shows the provision of a drainage interceptor and is acceptable to the Highway Authority.

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 (DRWG NO. RLM684/2 Revision G). 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 a surface water drainage interceptor, connected to a surface water outfall, has been provided in accordance with the approved DRWG NO. RLM684/2 Revision G.

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;

Revised plan DRWG NO. RLM684/2 Revision G detailing a surface water drainage

Interceptor received 13/08/2024, this drawing is referenced on the SMDC portal as RLM1125/2F.

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