



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:

Mrs R Bromage 29 Goldurst Drive, Lower Tean

Officer: Tracey Lunn

Our Reference: SMD20240399

District Reference: SMD2024/0399

Date Received: 09-Sep-2024

Date Responded: 27-Sep-2024

Particulars of Development:

Proposed front dormers - re-submission of applicaiton SMD/2024/0230

Location of Development:

29 Goldhurst Drive Lower Tean

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Jun-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Goldhurst Drive within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Goldhurst Drive (Road No. D1329) an unclassified road with a speed limit of 30 mph. Goldhurst Drive serves residential properties and has streetlights and footways.

Proposal;

Proposed front dormers - re-submission of application SMD/2024/0230.

Comments on Information submitted:

The proposal is for the construction of dormer windows to create 2 bedrooms, WC and landing on the first floor. The 2 ground floor bedrooms will remain and the addition of 2 first floor bedrooms will increase the floor plan to 4 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

The current driveway cannot accommodate parking for 3 vehicles and therefore it is likely that this will result in additional vehicles parking on the highway. However, it was noted at the site visit there is space within the front garden to accommodate additional parking to meet with the Parking Standards. I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each space) to accommodate parking for 3 vehicles.

I have no objection to the proposal (application number SMD/2024/0399) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) within the front garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS

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

Note to Planning Officer;

The requested revised plan conditioned above should provide details of the intended materials for the construction of the hardstanding for the required parking spaces.

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