



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:

Adele & Susan Leigh & Carter 2 Barlstone Avenue, Blythe Bridge, Staffordshire, ST11 9PJ

Officer: Tracey Lunn

Our Reference: SMD20240422V2

District Reference: SMD/2024/0422

Date Received: 08-Oct-2024

Date Responded: 08-Oct-2024

Particulars of Development:

Front/Rear and Side extensions to create extra accessible living space for mobility needs

Location of Development:

2, Barlstone Avenue, Blythe Bridge, Staffordshire, ST11 9PJ

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Sep-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions (PIC) on Barlstone Avenue or Stallington Road within 50 metres of the property from 30/12/2019 to 29/12/2022. Boggs Lane is private, Staffordshire County Council do not hold PIC information on private roads.

Background;

The site is located on Barlstone Avenue at its junction with Stallington Road and Boggs Lane. Barlstone Avenue is an unclassified road (Road No. D2436) and is subject to a 30mph speed limit. Barlstone Avenue serves residential properties and benefits from having footways and streetlights.

Description of Proposal;

Front/Rear and Side extensions to create extra accessible living space for mobility needs.

Comments on Information Submitted;

The proposal is for the construction of front/rear and side extension to provide a larger lounge, bathroom, kitchen, dining room and utility. A master ensuite bedroom is also proposed.

The property currently having 2 bedrooms will increase to 3 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 for 2 vehicles is proposed as detailed on SHEET NO:001 REVISION: F and is in accordance with the 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/2024/0422) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking area has been provided in permeable block paving and in accordance with the approved plan SHEET NO:001

REVISION: F. 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; in the interests of highway safety.

Note to Planning Officer;

Submitted plan SHEET NO:001 REVISION: F does not state material for construction of the parking area. Email received from Agent confirming parking area will be constructed in block paving.

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