



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 L Vincent 34 Hillswood Drive, Endon, Staffordshire, ST9 9BL

Officer: Tracey Lunn

Our Reference: SMD20240435

District Reference: SMD/2024/0435

Date Received: 24-Sep-2024

Date Responded: 14-Oct-2024

Particulars of Development:

Proposed demolition of existing Garage, erection of front, side and rear extensions and elevational alterations.

Location of Development:

34 Hillswood Drive, Endon

Recommendation Summary: Conditional

Site Visit Conducted on: 14-Oct-2024

Personal Injury Records;

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

Background;

The property is located on Hillswood Drive (Road No. D1229) an unclassified road with a speed limit of 30 mph. Hillswood Drive serves residential properties and has streetlights and footways.

Proposal;

Proposed demolition of existing Garage, erection of front, side and rear extensions and elevational alterations.

Comments on Information submitted:

The proposal is for the demolition of the existing garage and the construction of extensions to the front, side and rear of the property. The proposed extensions will provide 2 bedrooms and shower room and a kitchen and living area. Internal reconfiguration will create a lounge, dining room, utility, hall and W/C. Reconfiguration of the first floor will create 2 bedrooms, 1 with ensuite, wardrobe room and bathroom. The property footprint will increase from 3 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.

It is also noted that there are currently gates to the property.

The submitted plans do not show parking for 3 vehicles or gates, 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 and if gates are to be erected, they should be shown to a minimum of 5m rear of the carriageway.

I have no objection to the proposal (application number SMD/2024/0435) 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 plan conditioned above should provide details of the intended materials for the construction of the hardstanding for the required parking spaces. The plan should show gates a minimum of 5m rear of the highway or confirmation the access will remain ungated.

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