



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 Nathan Watt 32 Brook Lyn Masefield Close, Cheadle,
Staffordshire, ST10 1JS

Officer: Tracey Lunn

Our Reference: SMD20240442

District Reference: SMD/2024/0442

Date Received: 27-Sep-2024

Date Responded: 17-Oct-2024

Particulars of Development:

Two storey side extension including internal and external alterations following demolition of existing garage

Location of Development:

Brook Lyn 32 Masefield Close, Cheadle

Recommendation Summary: Acceptance

Site Visit Conducted on: 14-Oct-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Masefield Close within 43m either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Masefield Close a D classification road (Road No. D1240). Masefield Close is subject to a 30mph speed limit, there are footways and a system of streetlights and serves residential properties.

Description of Proposal;

Two storey side extension including internal and external alterations following demolition of existing garage.

Comments on Information Submitted;

The proposal is to demolish the existing garage and the construction of a 2-storey extension to the side elevation of the property. The extension will provide a new garage (2.5m wide x 4.6m long maximum internal dimensions) with a storeroom to the rear and above it is proposed to create a bedroom and wet room. The property's footprint will increase from the current 3 bedrooms to 4.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space) for residents and visitors. The proposed garage at (2.5m wide x 4.6m long) does not meet with Staffordshire Moorlands Parking Standards and Manual for Streets (MfS) which state the minimum internal dimensions for a single garage are 3m wide x 6m long.

It was noted at the site visit that there is a tarmacadam hardstanding for parking and a vehicle access crossing the full width of the property. The hardstanding is sufficient to accommodate parking for 3 vehicles and therefore the proposal therefore meets with the Parking Standards.

The proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2024/0442).

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