



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:

Ms Louise Whitehurst 4, Heybridge Close, STOKE-ON-TRENT, ST10 4LU

Officer: David Plant

Our Reference: SMD20240491

District Reference: SMD/2024/0491

Date Received: 31-Oct-2024

Date Responded: 13-Nov-2024

Particulars of Development:

Proposed Garage Conversion and Extension

Location of Development:

4 Heybridge Close, Lower Tean

Recommendation Summary: Conditional

Site Visit Conducted on: 06-Nov-2024

1. Before the proposed development is brought into use, the parking area for the three vehicles shown on submitted drawing 'BLOCK/SITE PLAN' shall be provided. The parking bays shall thereafter be retained and available for parking of private vehicles at all times for the life of the development.

REASON

To comply with NPPF Paragraph 115; to comply with SMDC Local Plan policy DC1; in the interests of highway safety; in the interests of the safety and convenience of neighbouring residents.

NOTES TO PLANNING OFFICER

Application is for a garage conversion to what appears to be ancillary accommodation.

The existing garage is not dimensioned but scales at less than would be required to be considered a parking space under current standards. Three parking spaces are shown on the Block/site plan. These are not dimensioned but scale at 4.1m x 2.1m which is smaller than the minimum size required to constitute a parking space under SMDC parking standards (these should be 4.8m x 2.4m). However, there is approximately 15m between face of garage door and back of footway, which is adequate to park 3 vehicles on the drive.

There is a gate in line with the front of the dwelling which will need to be removed or left open in order to provide the proposed parking.

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