



**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 & Mrs Smith 21 Challinor Avenue, Leek, Staffordshire,  
ST13 5PS

**Officer:** Tracey Lunn

**Our Reference:** SMD20240504

**District Reference:** SMD/2024/0504

**Date Received:** 08-Nov-2024

**Date Responded:** 04-Dec-2024

**Particulars of Development:**

Demolition of existing single storey garage / utility and store, erection of two storey / single storey side and rear extension and widening of dropped kerb to provide additional off road parking

**Location of Development:**

21 Challinor Avenue, Leek

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 03-Dec-2024

**Personal Injury Records;**

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

**Background;**

The property is located on Challinor Avenue (Road No. D1290) an unclassified road with a speed limit of 30 mph. Challinor Avenue serves residential properties, there are footways and street lighting. The 3 bedrooomed property benefits from a garage and off highway parking that can accommodate 3 vehicles (inclusive of the garage).

**Proposal;**

Demolition of existing single storey garage / utility and store, erection of two storey / single storey side and rear extension and widening of dropped kerb to provide additional off-road parking.

**Comments on Information submitted:**

The proposal is for the demolition of the garage, utility and store and the construction of a 2 storey and single storey extension. The proposed extensions will provide a family room, utility/store and W/C and above will be 2 additional bedrooms. It is also proposed to widen the existing vehicle access crossing to facilitate access to the additional off-road parking.

The proposed demolition of the garage will result in the loss of a parking space. The floor plan will increase from 3 to 5 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 submitted Drawing Number 2024-2912-03 shows parking for 3 vehicles which accommodates the additional parking to compensate for the loss of the garage and the increase in bedrooms and meets with the Parking Standards. The plan however does not specify the type of material for the additional hardstanding.

It was noted at the site visit there is a boundary wall, this will be required to be removed/reduced to provide access to the additional parking space. Due to the wall's proximity to the adopted highway a permit to dig may be required.

The widening of the vehicle access crossing will require a Section 184 Notice of Approval.

I have no objection to the proposal (application number SMD/2024/0504) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing Number 2024-2912-03 and surfaced in tarmac or other sustainably drained material and kept as intended 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;

It is noted that the submitted Drawing Number 2024-2912-03 does not specify the type of material to be used for the hardstanding hence the condition above for the parking area to be surfaced in tarmac or other sustainably drained material.

The front garden wall will need to be removed to facilitate access to the additional parking area due to the wall's proximity to the adopted highway a permit to dig may be required.

Please note that the widening of the vehicle access crossing will require a Section 184 Notice of Approval from Staffordshire County Council. Please email [trafficandnetwork@staffordshire.gov.uk](mailto:trafficandnetwork@staffordshire.gov.uk) for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

A permit to dig may be required follow the link below

<https://www.staffordshire.gov.uk/Highways/licences/PermittoDig.aspx>.

For more information regarding the Section 184 and Permit to dig application, combined, please email [trafficandnetwork@staffordshire.gov.uk](mailto:trafficandnetwork@staffordshire.gov.uk)

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