



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 P. Ruscoe WEST AVON, West Avon, Blythe Bridge Road, STOKE-ON-TRENT, ST11 9EA

Officer: Tracey Lunn

Our Reference: SMD20240533

District Reference: SMD/2024/0533

Date Received: 12-Dec-2024

Date Responded: 19-Dec-2024

Particulars of Development:

Proposed new front single storey extension , rear single storey extension and excavation of front garden levels and construction of new retaining walls to form enlarged driveway and car parking area.

Location of Development:

WEST AVON, West Avon, Blythe Bridge Road, STOKE-ON-TRENT, ST11 9EA

Recommendation Summary: Conditional

Site Visit Conducted on: 17-Dec-2024

Personal Injury Records;

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

Background;

The property is located on Blythe Bridge Road (Road No. C191) a C classified road with a speed limit of 30 mph. There is streetlighting and a footway on the west side of Blythe Bridge Road.

Proposal;

Proposed New Front Single Storey Extension; Rear Single Storey Extension and Excavation of Front Garden levels and construction of new retaining walls to form enlarged driveway and car parking area.

Comments on Information submitted:

The proposal is for the construction of a single storey extension to the front elevation of the property to provide a porch and a single storey extension to the rear will create a new larger utility room.

It is also proposed to remove some of the internal garden wall to create a larger parking area.

The parking area is to be constructed in gravel the construction of the block paver buffer will prevent gravel from being dragged onto the adopted highway.

No modification to the front garden boundary wall (abutting the rear of the adopted highway) is proposed. However, an area of block pavers for a distance of 5 metres back from the boundary wall is proposed as shown in submitted plan Drawing No.343/005.

The existing access crossing and gates will not be modified.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

The parking area shall be constructed as shown in submitted plan Drawing No.343/005.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

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