



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 Ruby Whilock 11, Cambridge Close, STOKE-ON-TRENT, ST8 6UB

Officer: Tracey Lunn

Our Reference: SMD20240514

District Reference: SMD/2024/0514

Date Received: 18-Nov-2024

Date Responded: 04-Dec-2024

Particulars of Development:

Proposed Single Storey Side Extension

Location of Development:

11, Cambridge Close, STOKE-ON-TRENT, ST8 6UB

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Dec-2024

Personal Injury Records;

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

Background;

The property is located on Cambridge Close (Road No. D1279) an unclassified road with a speed limit of 30 mph. Cambridge Close serves residential properties, it has street lighting but no footway provision. The 3 bedrooomed property benefits from a garage and off highway parking that can accommodate 2 vehicles (inclusive of the garage).

Proposal;

Proposed Single Storey Side Extension.

Comments on Information submitted:

The proposal is for the demolition of the existing garage and replaced with a new single storey extension to the side elevation of the property. The proposed extension will provide a kitchen and dining/leisure room

The 3-bedroom property benefits from parking for 2 vehicles (garage and drive) which is in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors. However, the proposed demolition of the garage will result in the loss of a parking space.

The submitted plan titled Block/Site Plan shows parking for 2 vehicles which meets with the Parking Standards. It was noted at the site visit that a section of the proposed parking area is currently grass and the submitted plan does not specify the type of material for the hardstanding.

I have no objection to the proposal (application number SMD/2024/0514) 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 plan titled Block/Site Plan and surfaced in a bound and porous material or a 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 plan titled Block/Site Plan 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.

A section of hardstanding is shown with an area of service strip. This service strip may contain utility plant (gas, electricity, water, etc). Any excavation of the service strip to create the hardstanding will require a permit to dig. The applicant is advised to email Staffordshire County Council, Traffic and Network Unit trafficanetwork@staffordshire.gov.uk. or for further information on licences and permissions follow the link <https://www.staffordshire.gov.uk/Highways/licences/PermittoDig.aspx>.

The applicant should be advised the service strip having utility plant within can be accessed by Statutory Undertakers for any reason at any time and will not reinstate the hardstanding to the previous standard.

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