



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 & Miss R & E Gibbons & Wood 2, Westwood Park
Avenue, Leek, ST13 8LP

Officer: Tracey Lunn

Our Reference: SMD20250046

District Reference: SMD/2025/0046

Date Received: 29-Jan-2025

Date Responded: 11-Feb-2025

Particulars of Development:

Single storey front extension

Location of Development:

2 Westwood Park Avenue, Leek

Recommendation Summary: Acceptance

Site Visit Conducted on: 10-Feb-2025

Personal Injury Records;

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

Background;

The property is located on Westwood Park Avenue (Road No. D1291) a D classified road with a speed limit of 30 mph. Westwood Park Avenue serves a housing estate, there are footways and street lighting.

The property has 3 bedrooms and off highway parking (driveway).

Proposal;

Single storey front extension.

Comments on Information submitted:

The proposal is for the construction of a single storey extension to the front elevation of the property to form a utility and WC.

The proposed single storey extension to the front elevation of the property will measure 5.3m wide by 3.3m long (maximum dimensions). The extension will encroach into an area of hardstanding that may be used for parking. However, there is sufficient parking area remaining to accommodate parking for 2 vehicles (Drg No. 2024-2945-02 Rev C) and is in accordance with the Parking Standards for a 3-bedroom property.

The proposal will not have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2025/0046).

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

