



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: HOU

Applicant:
147, Ostlers Lane, LEEK, ST13 7DQ

Officer:

Our Reference: SMD20250236

District Reference: SMD/2025/0236

Date Received: 16-May-2025

Date Responded: 05-Jun-2025

Particulars of Development:
Proposed replacement garage and storage building

Location of Development:
147, Ostlers Lane, LEEK, ST13 7DQ

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Jun-2025

Personal Injury Records;
Current records show there were no Personal Injury Collisions on Ostlers Lane within 50 metres either side of the property between 30/12/2019 and 29/12/2022.

Background;
The property is located on Ostlers Lane (Road No. C0150) a C classified road with a speed limit of 30 mph, there is a system of streetlights and a footway directly fronting the property. Speed limit changes to national speed limit just beyond access to the property.

Proposal;
Proposed replacement garage and storage building.

Comments on Information submitted:
The existing garage is to be demolished, and a proposed garage and storeroom/workshop is to be constructed to the rear of the property. The dimensions for the proposed garage are 4.8m wide x 7.8m long and the storeroom/workshop will measure 4.8m wide x 4m long. The proposed garage meets with the Staffordshire Moorlands Parking Standards stated dimensions for a single garage which are 3m wide x 6m long.

The garage is a replacement and will therefore not have a detrimental effect on the current parking arrangements.

I have no objection to the proposal (application number SMD/2025/0236).

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