

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2025/0439

Officer: T.Lunn

Date Received: 14/11/2025

Date: 27/11/2025

Particulars of Development: Proposed Single Storey Rear & Two Storey Side Extension Above Existing Garage

Location of Development: 53, Westwood Park Avenue, Leek

Conditional

Site Visit; 20/11/2025

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Westwood Park Avenue within 43m of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Westwood Park Avenue, (Road No. D1291). Westwood Park Avenue serves residential properties; it is subject to a speed limit of 30 mph and has streetlights and footways.

The 3-bedroom property currently benefits from off highway parking (driveway and garage).

Description of Proposal;

Proposed Single Storey Rear & Two Storey Side Extension Above Existing Garage.

Comment;

The proposal is to construct a single storey extension to the rear and an extension above the garage. The extension will create a kitchen/sitting/dining room, the garage will become a store and a utility, and the second storey extension will provide a bedroom with ensuite.

The proposed garage conversion will result in the loss of one parking space, and the proposed bedroom will increase the property footprint from 3 to 4 bedrooms.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plans do not show parking, a plan detailing sufficient parking to meet with the Parking Standards is required.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0439) subject to the following condition:

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer;

The current driveway cannot accommodate parking for 3 vehicles, however, there is sufficient space within the front garden (the removal of the planting area) to enlarge the driveway.

The First-Floor Plan refers to the proposed dwelling having 2 bedrooms with a study. This room is/was a 3rd bedroom, given the ease to convert/revert the study into a bedroom it is considered the property would have 4 bedrooms on completion of the proposal. Therefore, 3 off highway parking spaces are necessary to meet with SMDC Parking Standards.

Assistant Director - Highways and the Built County
on behalf of the County Council
As Highway Authority