

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/2026/0358

Officer: Tracey Lunn

Date Received: 04/08/2026

Date: 11/08/2026

Particulars of Development: Single storey front porch extension including internal and external alterations to create an improved access

Location of Development: 11 Roche Avenue Leek

Conditional

Site Visit - 11/08/2026

Background;

The property is accessed from Roche Avenue, an unclassified road (Road No. D1292). Roche Avenue is a residential cul-de-sac subject to a 30-mph speed limit and benefits from both footways and street lighting.

There is a link footway running between properties 10 and 11 which provides pedestrian access to properties on Queens Drive and Priory Avenue.

Proposal;

Single storey front porch extension including internal and external alterations to create an improved access.

Comments on Information submitted:

The proposal is for the construction of a porch on the front elevation of the property. The porch would measure approximately 2.1m in depth, narrowing to 1.3m, and 3.5m in width. The development would extend into an area currently surfaced with crushed stone.

Whilst the proposed porch would marginally reduce the available parking area, the front garden/area of crushed stone is not of sufficient size to accommodate parking for two vehicles in any event. As such, the development would not result in a significant loss of parking provision and would have no adverse impact on the site's existing parking arrangements.

The submitted plans also indicate the provision of a driveway (submitted plan Drawing No. 2609-BR-02 Revision A); however, no details have been provided regarding the materials to be used in its construction. Should the applicant propose to construct the driveway or parking area using gravel, a block edging, kerb, or similar hard boundary with a minimum depth of 600mm should be provided between the rear edge of the footway and the gravelled surface. This measure is necessary to prevent loose gravel from being displaced onto the adopted highway and footway, where it could create a hazard to pedestrians and other highway users.

I have no objection (application number SMD/2026/0358) subject to the following condition.

Notwithstanding any details shown on the submitted Drawing No. 2609-BR-02 Revision A revised details showing the type of material to be used for the driveway should be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with, the approved plan.

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.

The submitted plans indicate the provision of a driveway; however, no details have been provided regarding the materials to be used in its construction. The driveway should be constructed using a bound and permeable surface, or another sustainably drainable material, to ensure that surface water runoff is appropriately managed within the site.

Should the applicant propose to construct the driveway or parking area using gravel, a block edging, kerb, or similar hard boundary with a minimum depth of 600mm must be installed between the rear edge of the footway and the gravelled surface. This measure is necessary to prevent loose gravel from being displaced onto the adopted footway and highway, where it could create a hazard for pedestrians and other road users.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority