



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 Neil Cartlidge 10, Derwent Drive, STOKE-ON-TRENT, ST8 7DL

Officer: Tracey Lunn

Our Reference: SMD20220053

District Reference: SMD/2022/0053

Date Received: 17-Feb-2022

Date Responded: 09-Mar-2022

Particulars of Development:

Two Storey extension to rear of property. The extension will retain the same ridge height and width as the original dwelling and will build above existing single storey extension and replacing current conservatory.

Location of Development:

10,Derwent Drive,STOKE-ON-TRENT,ST8 7DL

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Mar-2022

Site Visit - 02/03/2022

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Derwent Drive within 50 metres of the property for the previous five years.

Background;

The property is located on Derwent Drive (Road No. D1285) an unclassified road with a speed limit of 30 mph. Derwent Drive serves residential properties,there are footways and street lighting. The current 3 bedroomed property benefits from a garage and off highway parking that can accommodate 3 vehicles (inclusive of the garage).

Proposal;

Two Storey extension to rear of property. The extension will retain the same ridge height and width as the original dwelling and will build above existing single storey extension and replacing current conservatory,without extending any further out than the current property.

Comments on Information submitted:

The proposal is for the construction of a two-storey extension to the rear elevation of the property to form a family room on the ground floor with an enlarged 1st and 2nd bedroom and shower room above. The 2nd bedroom is to be divided to provide a study.



The current 3-bedroom property which includes the proposed first-floor study, will see an increase in the floor plan to 4 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted plans do not show available parking, however it was noted at the site visit there is sufficient space on the driveway and the garage to accommodate parking for 3 vehicles and therefore meets with Staffordshire Moorlands Parking Standards.

It is considered that the proposal will not have a detrimental impact on the adopted highway.

I have no objection to the proposal (application number SMD/2022/0053).

Note to Planning Officer- It is noted given the size of the proposed study it can be converted into a bedroom increasing the floor plan to 4 bedrooms.

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