



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

Applicant:
 Mr Robert Grinders
 Leek Road, Cheadle, Staffordshire, ST10 1JF

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220011

District Reference: SMD/2022/0011

Date Received: 17-Feb-2022

Date Responded: 09-Mar-2022

Particulars of Development:
 First floor bedroom extension.

Location of Development:
 342a, Uttoxeter Road, STOKE-ON-TRENT, ST11 9LY

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Mar-2022

Personal Injury Collisions;
 Current records show that there were not any Personal Injury Collisions on Uttoxeter Road within 50 metres either side of the property access for the previous five years.

Background;
 The property is located on Uttoxeter Road (Road No. A0521), an A classified road which is subject to a speed limit of 30 mph. Uttoxeter Road along this section has footways and a system of streetlights.

Description of Proposal;
 First floor bedroom extension.

Comment;
 The construction of a first-floor extension will provide a larger 1st bedroom and an additional bedroom; the properties footprint will increase from 2 to 3 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The submitted plans do not show available parking, however, it was noted at the site visit the current parking area can accommodate parking for 2 vehicles and therefore meets with Staffordshire Moorlands Parking Standards.

It is considered the proposal will not have a detrimental impact on the adopted highway. I have no objection to the proposal (application number SMD/2022/0011).

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