



**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 And Mrs Darge 18, Brownhill Road, STOKE-ON-TRENT, ST6 8QY

**Officer:** Tracey Lunn

**Our Reference:** SMD20220115

**District Reference:** SMD/2022/0115

**Date Received:** 07-Mar-2022

**Date Responded:** 17-Mar-2022

**Particulars of Development:**

Single storey side and rear extension with garage conversion.

**Location of Development:**

18,Brownhill Road,STOKE-ON-TRENT,ST6 8QY

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 15-Mar-2022

**Personal Injury Collisions;**

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

**Background;**

The property is located on Brownhill Road (Road No. D1061),an unclassified road which is subject to a speed limit of 30 mph. Brownhill Road serves residential properties,has footways on both sides and a system of streetlights.

**Description of Proposal;**

Single storey side and rear extension with garage conversion.

**Comment;**

The 2-bedroom property currently benefits from off highway parking (driveway and garage). The kitchen and 2nd bedroom are to be converted into a kitchen/dining area. A single storey extension to the side elevation of the property will provide a utility,WC and access to the garage which is to be converted into a 2nd bedroom/sitting room.

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 conversion of the garage will incur a reduction in 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 and therefore I have no objection to the proposal (application number SMD/2022/0115).

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