



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 & Mrs Pace
32, Geneva Way, STOKE-ON-TRENT, ST8 7FE

Officer: Tracey Lunn

Our Reference: SMD20220136

District Reference: SMD/2022/0136

Date Received: 17-Mar-2022

Date Responded: 25-Mar-2022

Particulars of Development:

Rear extension and loft conversion

Location of Development:

32, Geneva Way, STOKE-ON-TRENT, ST8 7FE

Recommendation Summary: Acceptance

Site Visit Conducted on: 23-Mar-2022

Personal Injury Collisions;

Staffordshire County Council do not hold records of any Personal Injury Collisions on Geneva Way as Geneva Way is not currently adopted by the Highway Authority.

Background;

The property is located on Geneva Way. Geneva Way has footways and streetlights and serves residential properties.

Description of Proposal;

Rear extension and loft conversion.

Comment;

The property benefits from off highway parking (driveway and garage). The submitted plans show the proposal will increase the property's floor plan from 4 bedrooms to 5 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 within the curtilage of the dwelling. It was noted the current parking arrangements (drive and garage) can accommodate parking for 3 vehicles and therefore meets with the Parking Standards.

I therefore have no objection to the proposal (application number SMD/2022/0136).

Note to Officer;

Geneva Way is not yet adopted highway, though it is the subject of a S38 agreement. Technically, the red line does not connect to the adopted highway. The applicant should ensure they have the approval of the current owner of the roads.



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