



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 Harvey
 29, Grangefields, Biddulph, Staffordshire, ST8 7SA

Officer: Tracey Lunn

Our Reference: SMD20220246

District Reference: SMD/2022/0246

Date Received: 19-May-2022

Date Responded: 30-May-2022

Particulars of Development:

Single storey front extension, first floor front extension and single storey rear extension.

Location of Development:

29, Grangefields, STOKE-ON-TRENT, ST8 7SA

Recommendation Summary: Acceptance

Site Visit Conducted on: 30-Jun-2021

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Grangefields within 50 metres of the property for the previous five years.

Background;

The property is located on Grangefields (Road No. D1281). Grangefields is an unclassified road, is subject to a 30mph speed limit and benefits from streetlights.

Previous Application;

SMD/2021/0360 - Proposed single storey front extension, first floor front extension and single storey rear extension – Acceptable to the Highway Authority.

Description of Proposal;

Single storey front extension, first floor front extension and single storey rear extension.

Comment;

The 4-bedroom property currently benefits from off highway parking (driveway and garage). The proposal is to demolish the existing conservatory and construct a single storey extension to the rear of the property to create a kitchen/dining area. A single storey and first floor extension is also proposed to the front elevation of the property and will provide a reception area, and a larger family bathroom and ensuite for bedroom 1 to the first floor.

The construction of the extension to the front elevation of the property will encroach/reduce the driveway. However, the submitted plan titled, Proposed Site Plan/Block Plan-Proposed Drawing Number: 00808-007 demonstrates that the driveway can still accommodate parking for 3 vehicles within the curtilage of the



property and therefore meets with Staffordshire Moorlands Parking Standards which state:
Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space).

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2022/0246).

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