



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 Tom Richardson
 Orford Road, Endon, Staffordshire, ST9 9DX

Officer: Tracey Lunn

Our Reference: SMD20220252

District Reference: SMD/2022/0252

Date Received: 25-May-2022

Date Responded: 08-Jun-2022

Particulars of Development:

Proposed Detached Garage and Extension to rear of property.

Location of Development:

10, Orford Road, STOKE-ON-TRENT, ST9 9DX

Recommendation Summary: Acceptance

Site Visit Conducted on: 06-Jun-2022

Personal Injury Collisions;

Staffordshire County Council do not hold records of any Personal Injury Collisions on Orford Road, Orford Road is private and not adopted by the Highway Authority. The nearest adopted highway is Leek Road (A0053), current records show that there were not any Personal Injury Collisions on Leek Road within 50 metres either side of the junction with Orford Road and Leek Road for the previous five years.

Background;

The property known as Ivy House is located on Orford Road (not adopted highway) and is accessed off Leek Road (Road No. A0053). Leek Road is an A classified road and is subject to a 30-mph speed limit. There are footways and streetlights along this section of Leek Road.

Description of Proposal;

Proposed 2 storey side, single storey rear with detached garage.

Comments on Information Submitted;

The proposal is for the construction of a 2-storey extension to the side elevation of the property, a single storey extension to the rear elevation of the property and a detached garage. The single storey extension will provide a shower, kitchen, sitting and dining area. The 2-storey extension will provide en-suite facilities to a bedroom. The existing garage will be demolished, and a new detached garage will be constructed to the side elevation of the property. However, the proposed garage at 2.5m wide x 4.5m long (minimum internal dimensions) does not meet with Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for a single garage are 3m wide by 6m long.

The property will remain at 3 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.



The proposed garage and driveway will provide sufficient space to accommodate parking for a 3-bedroom property.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0252).

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