



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:

Mrs P Squire
 New Street, Biddulph Moor, Staffordshire, ST8 7LR

Officer: Tracey Lunn

Our Reference: SMD20220250

District Reference: SMD/2022/0250

Date Received: 23-May-2022

Date Responded: 09-Jun-2022

Particulars of Development:

Proposed single storey side extension, rendering of existing dwelling and extension to garage

Location of Development:

410, New Street, STOKE-ON-TRENT, ST8 7LR

Recommendation Summary:

Site Visit Conducted on: 07-Jun-2022

Personal Injury Collisions;

Current records show that there were no Personal Injury Collision (PIC) on New Street/Alders Road within 50 metres of the property for the previous five years.

Background;

The property is located on New Street (Road No. C0355) junction with Alders Road (Road No. D1198). New Street and Alders Road are subject to a 30mph speed limit and benefit from streetlights and footways.

Description of Proposal;

Proposed single storey side extension, rendering of existing dwelling and extension to garage.

Comment;

The 2-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 side elevation of the property to create a larger kitchen and guest toilet. It is also proposed to extend the garage.

The garage's current internal dimensions are 2.5m wide by 5.3m long, it is proposed to extend to 3.6m wide and shall remain 5.3m long. The minimum internal dimensions as stated within Staffordshire Moorlands Parking Standards for a single garage are 3m wide by 6m long. However, the proposal to increase the garage width will improve the available parking space.

The extended garage will continue to be accessed off Alders Road and the existing vehicle access crossing will remain unchanged by the proposal.

The proposal seeks to improve the current parking arrangement and therefore it is considered not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2022/0250).



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