



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 M & Mrs D Gerrard Shay Lane, Foxt, Staffordshire, ST10 2HN

Officer: Tracey Lunn

Our Reference: SMD20220321

District Reference: SMD/2022/0321

Date Received: 21-Jun-2022

Date Responded: 07-Jul-2022

Particulars of Development:

Proposed Alterations and Extensions to form New Kitchen Living Area and Bedroom and En-suite over.

Location of Development:

THE OLD VICARAGE, The Old Vicarage, STOKE-ON-TRENT, ST10 2HN

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Jul-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Shay Lane within 215 metres of the property for the previous five years.

Background;

The property is located on Shay Lane (Road No. D1123). Shay Lane is an unclassified, single-track road which is subject to a 60mph speed limit and has a streetlight.

Previous Application;

SMD/2021/0149 – Proposed Alterations and Extensions to form New Kitchen Living Area and Bedroom and En-suite over. – Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Proposed alterations and extensions to form new kitchen living area, bedroom, and en-suite over.

Comment;

The 4-bedroom property currently benefits from off highway parking. The proposal is to make internal alterations to convert the kitchen into a study and conservatory, garage and store into a kitchen and living area. The construction of extensions to the side and rear elevation of the property will increase the new kitchen and living area and provide a utility, porch and plant room and a master bedroom with dressing area and en-suit above. The proposal does not increase the number of bedrooms; the extension does not encroach into the driveway. Location Plan and Block Plan (Drawing No. MAGE /PP/01/007 Rev A) shows 3 parking bays at 2.4m x 4.8m and is in accordance with Staffordshire Moorlands Parking Standards for a 4-bedroom dwelling.



The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2022/0321).

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority