



**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

**Applicant:**  
Mr A Simmill

**Application Type:** FULL

**Officer:** Tracey Lunn

**Our Reference:** SMD20220320

**District Reference:** SMD/2022/0320

**Date Received:** 30-Jun-2022

**Date Responded:** 07-Jul-2022

**Particulars of Development:**

Proposed first floor extension to form 1 Bedroom with En-suite

**Location of Development:**

PALMBROOK,Palmbrook,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 Foxt Road within 50 metres of the property for the previous five years.

**Background;**

The property is located on Foxt Road (Road No.C0089). Foxt Road is a C classified road,is subject to a 30mph speed limit and benefits from streetlights.

**Previous Application;**

SMD/2016/0716 - Construction of detached dwelling with integral garage on garden curtilage belonging to Palmbrook,to include demolition of existing car port and landscaping to widen the access driveway – conditioned by the Highway Authority.

**Description of Proposal;**

Proposed first floor extension to form 1 bedroom with en-suite.

**Comment;**

The 3-bedroom property currently benefits from off highway parking (driveway). The proposal is to construct a first-floor extension to the side elevation of the property to create a bedroom with en-suit,this will increase the number of bedrooms to 4.

The submitted plan titled,Existing & Proposed Conditions - Scheme 1 Floor Plans & Elevations, Drg. No. 5928 – 001 Rev A,demonstrates that the driveway accommodates parking for 3 vehicles 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 is considered not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2022/0320).

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