



**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:** SMD20220399

**District Reference:** SMD/2022/0399

**Date Received:** 25-Jul-2022

**Date Responded:** 29-Jul-2022

**Particulars of Development:**

Proposed single storey side extension and extension to garage.

**Location of Development:**

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

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 26-Jul-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.

**Previous Application;** SMD/2022/0250 - Proposed single storey side extension, rendering of existing dwelling and extension to garage – Acceptable to the Highway Authority

**Description of Proposal;**

Proposed single storey side extension and extension to garage.

**Comment;**

The 2-bedroom property currently benefits from off highway parking (driveway and garage).

A previous application SMD/2022/0250 was submitted 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, an extension to the existing garage was also proposed and was acceptable to the Highway Authority.

This application (SMD/2022/0399) has the same floor plan and the siting of the extensions remain the same. The existing conservatory is to be demolished and a single storey extension constructed to the side elevation of the property. The garage which is currently 2.5m wide by 5.3m long (internal dimensions) is to be extended to 3.6m wide but 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.

It is noted aesthetic adjustments are proposed to the finish and construction materials.

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/2022/0399).

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