



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 Paul Stanmore Earlsway, Waterhouses, Staffordshire,
 ST190 3EG

Officer: Tracey Lunn

Our Reference: SMD20220067V2

District Reference: SMD/2022/0067

Date Received: 01-Feb-2023

Date Responded: 15-Feb-2023

Particulars of Development:

Loft conversion and kitchen demolition and rebuild.

01/02/2023 - Front, side and rear extensions including kitchen demolition and rebuild and raised eaves and ridge heights to provide first floor accommodation within the roof space

Location of Development:

GREENACRES, Greenacres, Earlsway, STOKE-ON-TRENT, ST10 3EG

Recommendation Summary: Acceptance

Site Visit Conducted on: 26-Jul-2022

Personal Injury Collisions:

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

Background:

The property is located on Earlsway, a C classification road (Road No. C0090) which is subject to a 60-mph speed limit. Earlsway connects the village of Cauldon with Leek Road (A0523). There are footways and streetlights along this section of Earlsway.

Description of Proposal:

Front, side and rear extensions including kitchen demolition and rebuild and raised eaves and ridge heights to provide first floor accommodation within the roof space.

Comments on Information Submitted:

The current 2-bedroom property benefits from parking (driveway).

The proposal is for the demolition of the kitchen and the construction of a single storey extension to the rear elevation of the property this will provide a kitchen/dining area and utility. To the side elevation of the property a greenhouse and to the front elevation to construct a porch is proposed. It is also proposed to raise the eaves and ridge heights to provide first floor accommodation to create 3 bedrooms, increasing the property's floor plan from 2 bedrooms to 5 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The submitted plans do not identify parking however it was noted at the site visit there is sufficient space to accommodate parking for 3 vehicles within the curtilage of the 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/2022/0067).

Note to Officer:

Revised information received 01/02/2023. Submission of an Application Form dated 05/01/2023, Drg. No. 2022-2696-02 Rev D, Drg. No. 2022-2696-01, Drg. No. 2022-2696-03 Rev A. There are no changes to the revised proposal that are considered to have a detrimental impact on the highway. Previous Highway Authority comments dated 26/07/2022 (as above) still apply.

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