



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 Sean McLaughlin Uttoxeter Road, Draycott In The Moors, Staffordshire, ST11 9NR

Officer: Tracey Lunn

Our Reference: SMD20230490

District Reference: SMD/2023/0490

Date Received: 11-Oct-2023

Date Responded: 26-Oct-2023

Particulars of Development:

Single storey extension to existing residential dwelling

Location of Development:

MARSH HOUSE, Marsh House, Uttoxeter Road, STOKE-ON-TRENT, ST11 9NR

Recommendation Summary: Acceptance

Site Visit Conducted on: 17-Oct-2023

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Uttoxeter Road within 120 metres either side of the access to the property from 31st December 2015 until 31st December 2020.

Background;

The property is located on a private access road approximately 183m south-west of the Uttoxeter Road. Uttoxeter Road is a C classified road (Road No. C0109), with a 40mph speed limit and has footways and streetlights.

Description of Proposal;

Single storey extension to existing residential dwelling.

Comments on Information Submitted;

The proposal is for the construction of a single storey extension to the side and rear elevation of the property. The extension will provide dining, kitchen, living room, extended bar, and a ground floor bedroom with en-suite bathroom.

The properties footprint will increase from 4 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 available parking shown in submitted drawing (DWG NO. (08)06 REV NO. B) meets with the Parking Standards requirement for a 5-bedroom property. It is therefore considered the proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2023/0490).

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