



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 HEALD 2 HILLSIDE CLOSE, BIDDULPH MOOR,
STAFFORDSHIRE, ST8 7PF

Officer: Tracey Lunn

Our Reference: SMD20240057

District Reference: SMD/2024/0057

Date Received: 07-Feb-2024

Date Responded: 26-Feb-2024

Particulars of Development:

Replacement single storey rear extension to create bedroom and sitting room. Proposed conversion of garage to bedroom

Location of Development:

2 Hillside Close, Biddulph Moor

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Feb-2024

Personal Injury Records:

Current records show there were no Personal Injury Collisions on Hillside Close within 50 metres of the property from 01/01/2019 to 31/12/2021.

Background:

The property is located on Hillside Close (Road No. D1198), an unclassified road with a speed limit of 30 mph. Hillside Close has footways and streetlighting and serves residential properties.

Proposal:

Replacement single storey rear extension to create bedroom and sitting room. Proposed conversion of garage to bedroom.

Comments on Information submitted:

The 1-bedroom property currently benefits from off highway parking, driveway, and garage.

The proposal is for the construction of a single storey extension to the rear of the property to provide a bedroom with ensuite and the existing garage is to be converted into bedroom.

The footprint of the property will increase to 3 bedrooms and will incur the loss of the garage. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted plans do not identify parking for 2 vehicles, therefore a plan is required to show off highway parking for 2 vehicles within the curtilage of the property (within the red outline plan).

The proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2024/0057) subject to the following being condition.

No development shall be commenced until a revised plan showing 2 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

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