



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 & Mrs Edlin HILLCROFT, Hillcroft, Ipstones Bank,
STOKE-ON-TRENT, ST10 2HQ

Officer: David Plant

Our Reference: SMD20230574

District Reference: SMD/2023/0574

Date Received: 15-Feb-2024

Date Responded: 06-Mar-2024

Particulars of Development:

Extensions to Dwelling and Replacement Outbuildings with Landscaping Works

Location of Development:

HILLCROFT, Hillcroft, Ipstones Bank, STOKE-ON-TRENT, ST10 2HQ

Recommendation Summary: Acceptance

Site Visit Conducted on: 28-Feb-2024

NOTES TO PLANNING OFFICER

Application is for an extension to an existing dwelling.

Access is through existing access off B5053 Froghall Road.

Froghall Road at the access point is on a steep gradient and is tortuous in its alignment. The access is on the outside of a tight bend. Vehicle speeds at this point are low due to the gradient and alignment. The access location on the outside of a bend maximises available visibility.

Visibility to the west/south is the secondary direction, vehicles are travelling up a steep gradient around a tight bend in a necessarily low gear.

Addition of a bedroom to increase from 3 to 4, would increase parking requirement by 1 space. There is adequate space within the site to allow three vehicles to park and turn within the curtilage.

Addition of a single bedroom would not significantly intensify use of the access. Proposal will not have a severe impact on the highway.

Current records show that there were no Personal Injury Collisions on Froghall Road within 215m either side of the property access in the previous five years.

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