



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 Ben Steele 191, Uttoxeter Road, STOKE-ON-TRENT,
ST11 9HQ

Officer: David Plant

Our Reference: SMD20240185

District Reference: SMD/2024/0185

Date Received: 16-May-2024

Date Responded: 30-May-2024

Particulars of Development:

Demolition of existing single story extension and detached garage. New two story extension side gable and rear comprising of 2no bedrooms and bath room Garage and utility room with single story addition providing kitchen extension with rear access.

Location of Development:

191, Uttoxeter Road, STOKE-ON-TRENT, ST11 9HQ

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-May-2024

NOTES TO PLANNING OFFICER

Application is for an extension.

Site is accessed off a private service road off Uttoxeter Road. Service road is not maintained and has large waterfilled potoles. This service road would benefit from maintenance.
The red line does not connect to the highway.

Proposal will add an additional bedroom, but there is adequate space to park 3 vehicles within the curtilage of the dwelling.

Visibility at the service road onto Uttoxeter Road is good but at the time of my site visit was obstructed to the west by parked vehicles. However, parking is permitted at this point, parked vehicles will not always be there and this is beyond the control of the applicant. The dwelling is existing and occupiers would use this access regardless of whether the dwelling is extended.

Current records show that there were no Personal Injury Collisions on Uttoxeter Road within 120m either side of the service road access in the previous five years.

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