



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 Joe Langley 14, Moorland Close, STOKE-ON-TRENT,
ST9 0EH

Officer: Tracey Lunn

Our Reference: SMD20240278

District Reference: SMD/2024/0278

Date Received: 17-Jun-2024

Date Responded: 03-Jul-2024

Particulars of Development:

Two storey extension with front porch canopy

Location of Development:

14, Moorland Close, Werrington, , ST9 0EH

Recommendation Summary: Acceptance

Site Visit Conducted on: 20-Jun-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Moorland Close within 43 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is situated at the turning head of the cul-de-sac on Moorland Close (Road No. D1200), an unclassified road with a 30-mph speed limit. Moorland Close serves residential properties and has footpaths and street lighting.

The 3 bedroomed property benefits from a garage and off highway parking that can accommodate 3 vehicles (inclusive of the garage).

Proposal;

Two storey extension with front porch canopy.

Comments on Information submitted:

The proposal is for the construction of a 2-storey extension on the side elevation of the property to include a garage on the ground floor and a bedroom above. Additionally, an extension to the first floor at the front of the property will enlarge the current 3rd bedroom. The 3rd bedroom will be converted into an open study/landing area and provide access to the new bedroom. The property will maintain its current footprint of 3 bedrooms.

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 show parking arrangements; however, the property includes off-street parking, a driveway, and a garage, which combined can accommodate 3 vehicles and meet the Parking Standards.

The proposal is considered not to have a detrimental impact on the adopted highway and therefore I have no objection (application number SMD/2024/0278).

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