



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:

Mrs Laura Jones DUNWOOD MOUNT, Dunwood Mount,
 Dunwood Lane, STOKE-ON-TRENT, ST9 9QW

Officer: David Plant

Our Reference: SMD20240362

District Reference: SMD/2024/0362

Date Received: 12-Aug-2024

Date Responded: 22-Aug-2024

Particulars of Development:

Existing side attached garage to be replaced with single stone side extension.

Location of Development:

DUNWOOD MOUNT, Dunwood Mount, Dunwood Lane, STOKE-ON-TRENT, ST9 9QW

Recommendation Summary: Refusal

Site Visit Conducted on: 14-Aug-2024

1. Conflicting information.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- existing access included within red line;
- red line altered to remove suggestion of a new access OR
- visibility splay at proposed access;

are included in the application.

NOTES TO PLANNING OFFICER

Application is to replace a garage with a side extension.

Application form states that there will be no new or altered vehicular access to the site. However, red line on 'Location Plan' specifically excludes the existing access and suggests a new access adjacent to 'Coach House'.

There are no fundamental objections to the replacement of the garage with a side extension. A new access would need to meet current standards of visibility or at the very least be an improvement over the existing access. It is not entirely clear that the intention is to provide a new access or if the red line is incorrect. If this is not the case, the existing access needs to be included within the red line and the suggestion of a new access removed from the drawings. Clarification is required.

Assistant Director, Highways and the Built County

