



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 James Tudor 157 Greystones Leek Road, Endon,
Staffordshire, ST9 9EJ

Officer: Tracey Lunn

Our Reference: SMD20240390

District Reference: SMD/2024/0390

Date Received: 05-Sep-2024

Date Responded: 23-Sep-2024

Particulars of Development:

Removal of existing side extensions. Creating a new two storey extension to the side of the property with side access to a rear full length extension. The proposal will create a open plan kitchen living area, utility, play room and a master bedroom with e

Location of Development:

157 Greystones Leek Road, Endon

Recommendation Summary: Acceptance

Site Visit Conducted on: 23-Sep-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Leek Road within 50 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Leek Road (Road No. A53), an A classified road which connects Stoke on Trent with Leek. Leek Road is a primary route, is subject to a 30mph speed limit, and has streetlights and footways.

Proposal;

Removal of existing side extensions. Creating a new two storey extension to the side of the property with side access to a rear full-length extension. The proposal will create an open plan kitchen living area, utility, play room and a master bedroom with en-suite to the first floor.

Comments on Information submitted:

The 3-bedroom property currently benefits from off highway parking (driveway).

The proposal is for the construction of a 2-storey extension to the side and a single storey extension to the rear of the property.

The proposed side extension will provide a utility, toilet and playroom with a master bedroom and ensuite above. The single storey extension to the rear will create a larger kitchen/living area. The floor plan will increase from 3 to 4 bedrooms. Staffordshire Moorlands Parking Standards require for a Detached/Semi-detached property of 4 or more bedrooms 3 parking spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

It was noted at the site visit that the driveway can accommodate parking and turning for 3 vehicles which is sufficient for a 4-bedroom property.



The proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2024/0390).

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