



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 Steven Shenton Rose Hill, Endon, ST9 9BX

Officer: Tracey Lunn

Our Reference: SMD20240296V2

District Reference: SMD/2024/0296

Date Received: 04-Dec-2024

Date Responded: 18-Dec-2024

Particulars of Development:

Demolition of modern rear single storey extension with replacement new rebuild of double storey extension as under the same footprint of a previous historic building, with additional single storey utility, hall and double garage.

Location of Development:

Rose Hill Stoney Lane Endon

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-Jul-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Brookfield Avenue the nearest adopted road from 30/12/2019 to 29/12/2022. Stoney Lane is a private road; Staffordshire County Council do not hold accident records on private roads.

Background;

The property is located on Stoney Lane, a private road, with no footways, streetlights are present.

Proposal;

Demolition of modern rear single storey extension with replacement new rebuild of double storey extension as under the same footprint of a previous historic building, with additional single storey utility, hall and double garage.

Comments on Information submitted:

The original proposal was for single and double extensions to the property to form a kitchen, family room, utility, hall and double garage with an ensuite bedroom above the kitchen and family room.

The proposal has been revised to create a 2-storey extension providing a kitchen, family room, utility, lobby and toilet with an ensuite bedroom above. The garage will be detached as shown in the amended Block Plan.

The floor plan of the property will increase from 3 to 4 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

The proposed detached double garage, measuring 6.5m by 5.4m (minimum internal measurements), does not comply with the internal dimensions specified in the Parking Standards for a double garage which are 6m by 6m.

However, there is sufficient parking space within the grounds for a 4-bedroom property.

I have no objection to the proposal (application number SMD/2024/0296).

Revised Plans

Proposed Floor Plan Revision A 03/10/2024

Block Plan Revision A 03/10/2024

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