



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 P and Mrs J Brammer 235, Rossall, Leek Road, Endon,
Staffordshire, ST9 9BH

Officer: Tracey Lunn

Our Reference: SMD20240559

District Reference: SMD/2024/0559

Date Received: 09-Jan-2025

Date Responded: 23-Jan-2025

Particulars of Development:

Proposed internal alteration and Dormer extension. Works to facilitate larger bathroom and study.

Location of Development:

235, Rossall, Leek Road, Endon, Staffordshire

Recommendation Summary: Acceptance

Site Visit Conducted on: 22-Jan-2025

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.

The 2-bedroom property currently benefits from off highway parking (driveway).

Previous Applications;

SMD/2024/0394 - Proposed Internal Alteration and Dormer Extension Works to Facilitate Larger Bathroom and Study – Acceptable to the Highway Authority – Refused by Staffordshire Moorlands District Council.

Proposal;

Proposed Internal Alteration and Dormer Extension Works to Facilitate Larger Bathroom and Study

Comments on Information submitted:

The proposal is for internal alterations and a dormer extension to provide a lounge to the rear of the property with an enlarged living kitchen to the front. The proposed dormers will increase the size of the bedrooms and bathroom. The dormer originally proposed SMD/2024/0394 which created a larger study has been reduced in size as shown in Drawing No. PABR /PP/01/003 Rev A. The current conservatory to the rear of the property will be removed.

The first-floor study could be converted into a 3rd bedroom. Staffordshire Moorlands Parking Standards require for a Detached/Semi-detached property of up to 3 bedrooms 2 parking spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.



It is noted that modifications to the front garden as detailed in submitted Drawing No. PABR /PP/01/005 Rev A will provide a larger parking area that can accommodate parking and turning for 2 vehicles and meets with the Staffordshire Moorlands Parking Standards which states that a 3-bedroom property requires 2 parking spaces.

The proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2024/0559).

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