



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 & Mrs Hollies 190, Congleton Road, STOKE-ON-TRENT, ST8 7SF

Officer: Tracey Lunn

Our Reference: SMD20250011

District Reference: SMD/2025/0011

Date Received: 10-Jan-2025

Date Responded: 24-Jan-2025

Particulars of Development:

Proposed two-storey rear extension

Location of Development:

190, Congleton Road, STOKE-ON-TRENT, ST8 7SF

Recommendation Summary: Acceptance

Site Visit Conducted on: 22-Jan-2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Congleton Road within 50 metres either side of the property access from 30/12/2019 to 29/12/2022.

Background;

The property is located on Congleton Road (Road No. A0527) which is an A classified road, has a speed limit of 40 mph and benefits from street lighting and a footway fronting the property.

Description of Proposal;

Proposed two-storey rear extension.

Comment;

The proposed two storey extension to the rear elevation of the property will provide a master bedroom with ensuite and dressing area on the ground floor, on the lower ground floor a dinning and play area will be created. The floor plan will increase from 4 to 5 bedrooms.

The submitted plans show the proposal will increase the property's floor plan from 4 bedrooms to 5 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 property benefits from off highway parking driveway. There is a garage however at 2.7m wide by 4.3m long extending to 4.7m (minimum internal dimensions) it does not meet with the Parking Standards which state a single garage minimum internal dimension should be 3m wide by 6m long.

The submitted plans do not show parking for the property however, it was noted at the site visit there is sufficient space within the curtilage of the property (driveway) to accommodate parking and turning for 3 vehicles and therefore meets with the Parking Standards.

The proposal will not have a detrimental impact on the adopted highway. I have no objection.
(Application number SMD/2025/0011).

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