



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 Alan & Melissa Hubbard 1 Halls Road, Biddulph,
Staffordshire, ST8 6DD

Officer: Tracey Lunn

Our Reference: SMD20240578

District Reference: SMD/2024/0578

Date Received: 20-Jan-2025

Date Responded: 05-Feb-2025

Particulars of Development:

Proposed side & rear extension

Location of Development:

1 Halls Road, Biddulph

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Jan-2025

Personal Injury Records;

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

Background;

The property is located on Halls Road (Road No. D1025) an unclassified road with a speed limit of 30 mph, there are streetlights but no footways.

The property has 3 bedrooms and has the benefit of a garage and driveway.

Proposal;

Proposed side & rear extension.

Comments on Information submitted:

The proposal is for the demolition of the existing conservatory and the construction of a single storey extension to the side and rear elevations of the property. The proposed extension will provide a bedroom with ensuite, kitchen and garage.

It is noted that the minimum internal measurements for the garage are 2.3m wide by 6m long, this does not meet with the Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for a single garage are 3m wide x 6m long.

The property has 3 bedrooms, the 3rd bedroom is proposed to become a study, however, given its current use and its proposed use it is considered that it could remain in use as a bedroom or easily converted back. The construction of the ground floor bedroom will see an increase in the floor plan to 4 bedrooms.

The 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 submitted plans do not show parking. I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each space) to accommodate parking for 3 vehicles.

I have no objection to the proposal (application number SMD/2024/0578) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) within the front garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer;

The requested plan conditioned above should provide details of the intended materials for the construction of the hardstanding for the required parking spaces.

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