



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 N. Davis 20, New Avenue, STOKE-ON-TRENT, ST11 9AD

Officer: Tracey Lunn

Our Reference: SMD20250033

District Reference: SMD/2025/0033

Date Received: 23-Jan-2025

Date Responded: 06-Feb-2025

Particulars of Development:

Proposed bedroom extension to rear.

Location of Development:

20, New Avenue, STOKE-ON-TRENT, ST11 9AD

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on New Avenue within 43m of the property from 30/12/2019 and 29/12/2022.

Background;

The property is located on New Avenue (Road No. D1206), a cul-de-sac serving residential properties, it is subject to a speed limit of 30 mph and has streetlights and a footway.

Previous Applications;

SMD/2024/0342 - Proposed bedroom extension to rear – Acceptable to the Highway Authority - Application withdrawn

Description of Proposal;

Proposed bedroom extension to rear.

Comment;

The proposal is to construct a single storey extension to the rear elevation of the property to provide a 2nd bedroom.

The property will increase from 1 to 2 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

DRG No. JPK/24/5227/OS shows parking for 3 vehicles and meets with the Parking Standards.

The proposal will not have a detrimental impact the highway, I therefore have no objection (SMD/2025/0033).

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