



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:

Mrs Stacey Lovatt 33, Mount Road, STOKE-ON-TRENT,
 ST11 9PZ

Officer: David Plant

Our Reference: SMD20250036

District Reference: SMD/2025/0036

Date Received: 28-Jan-2025

Date Responded: 06-Feb-2025

Particulars of Development:

Demolition of existing residential garages, new build dormer bungalow with attached garage

Location of Development:

Land Adjacent to No.1 Bridgwood Road, Blythe Bridge, Stoke on Trent, ST11 9PU

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Jan-2025

1. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 2415-02. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development
2. Pedestrian access between Bridgwood Road and Cheadle Road shall be maintained at all times during construction and for the lifetime of the development.

REASONS

ALL to comply with NPPF Paragraph 115 and 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

2. To comply with NPPF Paragraph 117; to comply with SMDC Local Plan policy T1 and T2; in the interests of pedestrian safety and convenience.

NOTES TO PLANNING OFFICER

Application is for demolition of existing garages and construction of a dwelling.

Site is residential garages. It is currently fenced off and disused. There is no information on what happened to the vehicles that used to park there. However, the site is fenced off and not currently in use. Any vehicles have already been displaced. There will be no further impact on parking from this proposal. Site is private land and it is no longer available for parking use.

Site had a former use as residential garages. There appear to have been 21. Trip generation of 21 garages in full use will be greater than trip generation of a single dwelling. Proposal will constitute a reduction in trips along the access.

Visibility at the access onto Bridgwood Road is good.

There is a pedestrian link from Bridgwood Road through to Cheadle Road which coincides with the access. This should be maintained.

Site is surrounded by other residential dwellings and accessed off a residential road.

Current records show that there were no Personal Injury Collisions on Bridgwood Road within 50m either side of the property access in the previous five years.

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