



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:

Lucy Roberts 17-19, c/o Hewitt and Carr Architects, Leek
Road DaisyBank House, Cheadle, ST10 1JE

Officer: Tracey Lunn

Our Reference: SMD20250024

District Reference: SMD/2025/0024

Date Received: 24-Jan-2025

Date Responded: 11-Feb-2025

Particulars of Development:

Proposed side and rear extension and wider driveway

Location of Development:

23, Coleridge Drive, STOKE-ON-TRENT, ST10 1XA

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Feb-2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Coleridge Drive within 50 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Coleridge Drive (Road No. D1150), which is subject to a 30-mph speed limit and benefits from footways and streetlights. Coleridge Drive serves residential properties.

Description of Proposal;

Proposed side and rear extension and wider driveway.

Comments on Information Submitted;

The property is a 3-bedroom, detached property situated on Coleridge Drive. The property benefits from off road parking.

The proposal is to construct a 2-storey extension to the side and rear of the property and will provide a living room, utility, WC and kitchen and a master bedroom with ensuite above. This will increase the number of bedrooms to 4.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

Parking for 3 vehicles is shown on submitted Drawing Number 01434- AL (0)02 (Site Layout Plan) and is in accordance with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0024) subject to the following conditions:



The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan, Drawing Number 01434- AL (0)02 (Site Layout Plan) the parking area shall be retained for its designated use and maintained thereafter.

REASONS

To comply with NPPF; to comply with SMDC Policy; in the interests of highway safety.

Important Informative;

Please note to widen the access crossing permission from Staffordshire County Council, Traffic and Network Team is required. For further details email trafficandnetwork@staffordshire.gov.uk

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway (Section 184 Notice of Approval – Dropped Kerb):
<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Utility equipment is noted within the proposed access crossing therefore the responsibility and costs for re-locating / protecting the equipment is the applicant's. Please contact the appropriate utility company for advice.

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