

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2025/0043

Officer: Tracey Lunn

Date Received: 19/02/2025

Date: 11/03/2025

Particulars of Development: Rear single storey extension and side single storey extension.

Location of Development: 3 Highfield Place, Biddulph

CONDITIONAL

Site Visit - 04/03/2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Highfield Close within 50 metres either side of the property from 30/12/2019 to 29/12/2022. Highfield Place is private, Staffordshire County Council do not hold PIC data on private roads.

Background;

The property is located on Highfield Place a private road. Highfield Close (Road No. D1284) to the rear of the property is adopted highway, it is an unclassified road with 30mph speed limit and has footways and streetlighting. Both roads serve residential properties. Highfield Close is narrow with footways on both sides.

The property has a vehicle access crossing and gates off Highfield Close. It was noted at the site visit that several residents have also made provision for parking to the rear of their property off Highfield Close.

The parking area to the front of the property, Highfield Place, is a private road and therefore Staffordshire County Council do not hold records of the ownership however it would appear that the parking area is within a retirement development and under their control.

The submitted red outline plan does not show any parking provision within the parking area (Highfield Place).

Proposal;

Rear single-storey extension and side single storey extension.

Comments on Information submitted:

The proposal is for the construction of a rear and side single storey extension. The proposed extension will provide a bedroom, ensuite, wardrobe, corridor and study.

The property footprint will increase from 3 to 4 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 submitted plans do not show parking for 3 vehicles, I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each parking space) to accommodate parking for 3 vehicles.

I have no objection to the proposal (application number SMD/2025/0043) 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 rear 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.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority

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