



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 Newman 5, Overdale Place, LEEK, ST13 8LZ

Officer: Tracey Lunn

Our Reference: SMD20250098

District Reference: SMD/2025/0098

Date Received: 28-Feb-2025

Date Responded: 20-Mar-2025

Particulars of Development:

Proposed Side and Rear Extensions with new Dormer Roof

Location of Development:

5, Overdale Place, LEEK, ST13 8LZ

Recommendation Summary: Acceptance

Site Visit Conducted on: 18-Mar-2025

Personal Injury Collisions;

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

Background;

The property is located on Overdale Place (Road No. D1291), a cul-de-sac serving residential properties, it is subject to a speed limit of 30 mph and has streetlights and a footway.

The 3-bedroom property currently benefits from off highway parking (driveway and garage).

Description of Proposal;

Proposed Side and Rear Extensions with new Dormer Roof.

Comment;

The proposal is to demolish the garage and to construct a single storey extension to the side elevation of the property to provide a store, kitchen and dining area. The extension will be on a bigger footprint than the current garage.

The new proposed dormer roof will create 2 bedrooms.

One of the current bedrooms will remain on the ground floor, 1 bedroom will be converted into a bathroom, and 1 will become the stairway to the 2 new bedrooms above. The footprint of the property will remain at 3 bedrooms.

The submitted plan titled Block Plan shows parking for 3 vehicles which is sufficient for a 3-bedroom property.

The proposal will not have a detrimental impact the highway, I therefore have no objection (SMD/2025/0098).

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