



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. Rogers 167, Ladderedge, LEEK, ST13 7AH

Officer: Tracey Lunn

Our Reference: SMD20250100

District Reference: SMD/2025/0100

Date Received: 03-Mar-2025

Date Responded: 20-Mar-2025

Particulars of Development:

Demolish existing garage and build two storey side extension.

Location of Development:

167, Woodseaves, Ladderedge, Leek, Staffordshire

Recommendation Summary: Acceptance

Site Visit Conducted on: 18-Mar-2025

Personal Injury Records;

Current records show that there were not any Personal Injury Collisions on Ladderedge within 120 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Ladderedge (Road No. A053) which is an A classified road and is subject to a 40-mph speed limit. This is a footway on the north side of Ladderedge and streetlights along this section of Ladderedge. It is a primary route from Stoke on Trent to Leek.

The property has 3 bedrooms and off highway parking (driveway and garage).

Proposal;

Demolish existing garage and build two storey side extension.

Comments on Information submitted:

The proposal is for the demolition of the existing garage and construction of a 2-storey extension to the side elevation of the property to form a garage and kitchen diner with 2 bedrooms above.

The property's floor plan will increase from 3 bedrooms to 5 bedrooms (inclusive of the study/bedroom); 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 within the curtilage of the dwelling.

The proposed garage with the minimum internal measurements of 3.9m wide by 5.5m long does not meet with the Parking Standards for a single garage which are 3m wide by 6m long.

The submitted plans do not show parking however, it was noted at the site visit that the current driveway provides enough space to accommodate parking and turning for 3 vehicles, sufficient for a 4-bedroom property, and meets with the Parking Standards.



It is considered the proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2025/0100).

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