

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/2025/0116

**Officer:** T.Lunn

**Date Received:** 20/03/2025

**Date:** 07/04/2025

Particulars of Development: Proposed Two Storey Extension to Front & Side Elevations and Single Storey Extension to Rear

Location of Development: 10 Spinney Close Endon

Conditional

Site Visit; 08/04/2025

Personal Injury Collisions;

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

Background;

The property is located on Spinney Close (Road No. D1229), a cul-de-sac serving residential properties, it is subject to a speed limit of 30 mph and has streetlights and footways.

The 3-bedroom property currently benefits from off highway parking (driveway) the garage at 2.5m x 4.6m does not meet with the Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for a single garage are 3m wide x 6m long.

Description of Proposal;

Proposed Two Storey Extension to Front & Side Elevations and Single Storey Extension to Rear.

Comment;

The proposal is to construct a 2-storey extension to the front and side elevations of the property to provide a hallway, cloakroom, WC, utility and study and bedrooms 2,4 and 5 above. A single extension to the rear will create a dining and living area with a roof terrace above the extension.

The footprint of the property will increase from 3 to 5 bedrooms.

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.

The submitted plans do not show parking, a plan detailing sufficient parking to meet with the Parking Standards is required.

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/2025/0116) subject to the following condition:

Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following has been submitted to and approved in writing by the Local Planning Authority:

- A revised plan showing 3no.car parking spaces whereby a parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car. The parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.

#### REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer;

The current driveway cannot accommodate parking for 3 vehicles, however, there is sufficient space within the front garden to modify/extend the driveway. I therefore require a plan showing the modifications including the type of material to be used.

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Assistant Director - Highways and the Built County  
on behalf of the County Council  
As Highway Authority