



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: VARIATION OF
CONDITION

Our Reference: SMD20240440V2

Applicant:

Mr and Mrs Heede C/o Agent

Officer: Tracey Lunn

District Reference: SMD/2024/0440

Date Received: 11-Apr-2025

Date Responded: 30-Apr-2025

Particulars of Development:

Variation of condition 2 relating to SMD/2024/0128

(Additional Information received on 11-04-2025).

Location of Development:

IVY COTTAGE, Ivy Cottage, Tythe Barn, STOKE-ON-TRENT, ST10 4AZ

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Apr-2025

Personal Injury Records:

Staffordshire County Council do not hold records of any Personal Injury Collisions on Orchard Lane as Orchard Lane is private. The nearest adopted road is Tythe Barn, SCC current records show that there were not any Personal Injury Collisions on Tythe Barn within 50 metres either side of the junction with Orchard Lane between 30/12/2019 and 29/12/2022.

Background:

The site (previously identified as plot 9) is located on Orchard Lane, a private lane serving residential properties that terminates at the site. Orchard Lane is currently under construction.

The nearest adopted road is Tythe Barn approximately 100m north of the site.

Proposal:

Proposed Garage.

Comments on Information submitted:

The proposal is for the construction of a detached garage on the site of plot 9 (shown on submitted plans, Drg. No. 2025-2975-01 – location and block plan and Drg. No.2025-2975-02 – site plan, as a garage/store). The proposed garage will serve the detached dwelling currently under construction which is adjacent to the site (identified as Plot 10).

The garage will measure 7m wide by 12m long, the minimum internal dimensions stated in the Staffordshire Moorlands Parking Standards for a double garage are 6m wide by 6m long.

The submitted plan titled Amended Plot 10 Housetype shows the property will have 4 bedrooms. To meet with the Parking Standards a dwelling of 4 or more bedrooms should have parking for 3 vehicles. The proposed garage will provide parking for 3 vehicles – 2 accommodated by the carport and 1 within the store and therefore meets the Parking Standards requirements.



Access to the proposed garage will be off Orchard Lane (currently under construction).

The proposal is considered not have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2024/0440).

Submitted plans - 02/04/2025

2025-2975-01 – location and block plan

2025-2975-02 – site plan

2025-2975-02 – garage plans and elevations

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