



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: HOU

Applicant:

Mr J Sheldon 86, Moorside Road, STOKE-ON-TRENT, ST9 0JF

Officer: David Plant

Our Reference: SMD20250189

District Reference: SMD/2025/0189

Date Received: 29-Apr-2025

Date Responded: 12-May-2025

Particulars of Development:

Single-storey side extension to create garage & utility room.

Location of Development:

86, Moorside Road, STOKE-ON-TRENT, ST9 0JF

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Apr-2025

CONDITIONS

1. The development hereby permitted shall not be brought into use until the parking area have been provided in accordance with the approved plan 1649A1/01. The parking area shall thereafter be retained unobstructed as the parking area for the life of the development.

REASON

To comply with NPPF Paragraph 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Should the dropped crossing to the site need to be extended to accommodate access to the proposed parking area, the dropped crossing to the site shall be extended in accordance with drawings to be submitted and SCC Highways requirements. Please note that prior to the access being extended you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form (or email to trafficandnetwork@staffordshire.gov.uk)

Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Proposal is for a side extension.

Proposal does not increase demand for parking - no new bedrooms are to be added. Proposal does involve construction over a former parking area. However, front garden area is to be altered to provide 2 parking spaces. It is not clear if the dropped crossing to the site is to be extended. Note is included to provide advice should the access crossing need to be extended.

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