



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:

c/o Hewitt & Carr Architects 17-19, 17-19, Leek Road,
STOKE-ON-TRENT, ST10 1JE

Officer:

Our Reference: SMD20250213

District Reference: SMD/2025/0213

Date Received: 02-May-2025

Date Responded: 20-May-2025

Particulars of Development:

Proposed two-storey side extension.

Location of Development:

2, Hammersley Hayes Road, STOKE-ON-TRENT, ST10 2DW

Recommendation Summary: Acceptance

Site Visit Conducted on: 16-May-2025

Personal Injury Records;

Hammersley Hayes Road is a private road Staffordshire County Council do not hold records of Personal Injury Collisions on private roads.

Background;

The property is located on Hammersley Hayes Road. Hammersley Hayes Road is a private road with streetlights but no footways. The nearest adopted road is Froghall Road (Road No. A521) an A classified road, subject to a speed limit of 30 mph with footways and streetlighting.

The property has 2 bedrooms and off highway parking (driveway and garage).

Proposal;

Proposed two-storey side extension.

Comments on Information submitted:

The proposal is for the construction of a two-storey extension to the side elevation of the property. The extension will create a garage with a master bedroom above.

Staffordshire Moorlands Parking Standards state the minimum internal dimensions for a single garage are 3m wide by 6m long, the proposed garage at 3.4m wide by 6.1m long meets with the Standards.

The footprint of the property will increase from 2 to 3 bedrooms.

The Parking Standards state for a 3-bedroom property 2 parking spaces (2.4m x 4.8m each space) is required. The current driveway and the proposed garage are sufficient in space to accommodate parking for 2 vehicles.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2025/0097).

Note to Planning Officer;

The red outline plan does not connect with the adopted highway.

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