



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 Ashley Mountford 10, Spinney Close, STOKE-ON-TRENT, ST9 9BP

Officer: Tracey Lunn

Our Reference: SMD20250244

District Reference: SMD/2025/0244

Date Received: 21-May-2025

Date Responded: 28-May-2025

Particulars of Development:

Proposed two storey extension to front and side elevations and single storey extension to rear

Location of Development:

10, Spinney Close, STOKE-ON-TRENT, ST9 9BP

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Apr-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.

Previous Applications;

SMD/2025/0116 - Proposed Two Storey Extension to Front & Side Elevations and Single Storey Extension to Rear – Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal;

Proposed two storey extension to front and 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, WC, utility and study and bedrooms 4 and 5 above. A single extension to the rear will create a dining and living area.

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

The submitted Drawing Number 0110-02 Revision ii shows parking for 3 vehicles and is in accordance with Staffordshire Moorlands Parking Standards which state 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.

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/2025/0244) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved drawing number 0110-02 Revision ii. The parking and turning area shall thereafter be retained unobstructed as parking and turning for the life of the development.

REASONS

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

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