



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:

48, Uplands Croft, STOKE-ON-TRENT, ST9 0LF

Officer:

District Reference: SMD/2025/0239

Our Reference: SMD20250239

Date Responded: 05-Jun-2025

Date Received: 21-May-2025

Particulars of Development:

Single Storey Rear/Side Extension and pitched roof

Location of Development:

48, Uplands Croft, STOKE-ON-TRENT, ST9 0LF

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Jun-2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Uplands Croft within 50 metres of the property between 30/12/2019 and 29/12/2022.

Background;

The property is located on Uplands Croft (Road No. D1228), a D classified road with a speed limit of 30 mph. Uplands Croft serves residential properties there is street lighting and footways.

The 3-bedroom property currently benefits from off highway parking (driveway and garage) the garage however at 2.5m wide x 5.2m long 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;

Single Storey Rear/Side Extension and pitched roof.

Comment;

The proposal is to reduce the existing garage in size to become a garage/store (minimum internal dimension of 2.5m wide x 3.1m long). A single storey extension to the rear of the property will provide a shower room and utility. The current utility and W/C will be converted and the addition of a further extension to the rear will create a sunlounge.

Staffordshire Moorlands Parking Standards state 2 spaces are required (2.4m x 4.8m each space) for a property of up to 3 bedrooms.

The proposed garage/store at 2.5m wide by 3.1m long cannot accommodate a modern car and does not meet with the Parking Standards for a single garage.

Submitted plans do not show parking however it was noted at the site visit that there is sufficient space on the driveway to accommodate parking for 2 vehicles.



The proposal will not have a detrimental impact on the highway, I therefore have no objection (SMD/2025/0239).

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