



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:

Kurt Malpass 66, Draycott Road, STOKE-ON-TRENT, ST10 4JF

Officer: Tracey Lunn

Our Reference: SMD20250037

District Reference: SMD/2025/0037

Date Received: 23-May-2025

Date Responded: 12-Jun-2025

Particulars of Development:

First floor extension

Location of Development:

66, Draycott Road, STOKE-ON-TRENT, ST10 4JF

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Jun-2025

Personal Injury Records;

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

Background;

The property is located on Draycott Road which is a C classified road (Road No. C0109) with a speed limit of 30 mph and benefits from footways and street lighting.

The property is a 2 bedroomed property. Google Map images show there was a retaining wall and steps to the property frontage with no parking provision off Draycott Road.

Previous Applications;

SMD/2005/0917 - Creation of off-road parking – refused Prior to 2013.

Proposal;

First floor extension.

Comments on Information submitted:

The proposal is for the construction of a first-floor extension above the dining room and kitchen to create a bedroom.

The current 2-bedroom property will see an increase in the floor plan to 3 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted plan titled Location Map shows parking for 2 vehicles which meets with the Parking Standards. However, it was noted at the site visit that the retaining wall directly rear of the footway has been removed and a substantial amount of excavation works has been carried out. The area identified on the Location Map as existing carpark consists of mounds of excavated soil and there is no vehicle access (dropped kerb) to facilitate access to the parking area. The submitted application does not

provide details of the materials for the construction of the parking area and the creation of an access crossing.

A plan is required showing 2 x parking spaces (2.4m by 4.8m each space) including details of the material of the construction of the parking area. The plan should also show the vehicle access crossing providing dimensions and the number of kerbs to be dropped. The applicant should view www.staffordshire.gov.uk/Highways/licences/Vehicle-access/VehicleAccessCrossings.aspx to ensure the proposed access crossing meets with the criteria.

The vehicle access crossing given that Draycott Road is a C classification road requires full planning permission. Permission to construct the vehicle access crossing (Section 184) must also be sort from Staffordshire County Council Traffic and Network Team.

I have no objection to the proposal (application number SMD/2025/0037) subject to the following conditioned.

Notwithstanding any details shown on the submitted plan titled Location Map revised details indicating the following must be submitted to and approved in writing by the Local Planning Authority: details of materials and dimensions for the construction of the hardstanding and the creation of the vehicular access/connection to the highway.

The access and parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that work to construct the access crossing will require a Section 184 Notice of Approval from Staffordshire County Council.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Or for further details please email

Note to Planning Officer.

It is noted that the submitted plan titled Location Map does not specify the type of material to be used for the hardstanding hence the condition above for the parking area to be surfaced in tarmac or other sustainably drained material. A revised plan showing these details is required.

It was also noted that there is no vehicle access crossing to facilitate access off Draycott Road onto the parking area. It is not permitted to drive over a full height kerb/footway and therefore the kerbs should be dropped. The applicant should provide a plan showing the kerbs to be dropped and dimensions. It is advised that the applicant should visit www.staffordshire.gov.uk/Highways/licences/Vehicle-access/VehicleAccessCrossings.aspx to ensure the proposed access crossing meets with the criteria.

Given access will be off Draycott Road, a C classification road, full planning permission (Staffordshire Moorlands District Council) will be required. Following granted permission application for a Section 184 Notice of Approval from Staffordshire County Council must be sort for the creation of the vehicle access crossing.

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