



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:

Miss Razia Bibi FAIRVIEW, Fairview, LEEK, ST13 7LP

Officer: Tracey Lunn

Our Reference: SMD20250263

District Reference: SMD/2025/0263

Date Received: 05-Jun-2025

Date Responded: 24-Jun-2025

Particulars of Development:

Rear and side single storey extensions to provide increased living space

Location of Development:

FAIRVIEW, Fairview, LEEK, ST13 7LP

Recommendation Summary: Acceptance

Site Visit Conducted on: 12-Jun-2025

Personal Injury Collisions;

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

Background;

The property is located on Ankors Lane (Road No. C0016), a C classified road with a speed limit of 30 mph. Ankors Lane has no streetlighting or footways.

The 3-bedroom property currently benefits from off highway parking (driveway and garage) the garage however at 2.6m wide x 5m 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;

Rear and side single storey extensions to provide increased living space.

Comment;

The proposal is to construct 2 single storey extensions to the side and rear elevations of the property; some internal modifications are also proposed.

The current garage will be replaced with the extension to the side elevation to create a bedroom. Bedroom 1 and 3 will be merged to create a larger bedroom (bedroom 3).

Internal modifications will convert the current bedroom 2 into a wet room and the current wet room will become bedroom 2. The proposed extension to the rear will increase the size of the new bedroom 2 and wet room.

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



Submitted plans state that parking for 3 cars will be retained. Observations from the site visit along with measurements taken from the Proposed Site Plan show a parking area of approx. 3.1m wide by 11m long there is sufficient space to accommodate parking for 2 vehicles (as defined in the Parking Standards 2.4m wide by 4.8m long each space).

The proposal will not have a detrimental impact on the highway; I therefore have no objection (SMD/2025/0263).

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