



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:

Basford Bridge Lane, LEEK, ST13 7EQ

Officer:

Our Reference: SMD20250269

District Reference: SMD/2025/0269

Date Received: 09-Jun-2025

Date Responded: 24-Jun-2025

Particulars of Development:

Proposed Two-Storey Extension To Side, First Floor Extension Over Existing Garage and Single Storey Extension To Rear

Location of Development:

9, Basford Bridge Lane, LEEK, ST13 7EQ

Recommendation Summary: Acceptance

Site Visit Conducted on: 12-Jun-2025

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Basford Bridge Lane within 50m of the property from 30/12/2019 and 29/12/2022.

Background;

The property is located on Basford Bridge Lane (Road No. C0317) a C classified road with a speed limit of 30 mph. Basford Bridge Lane has footways and streetlighting.

The 3-bedroom property currently benefits from off highway parking (hardstanding and garage).

Description of Proposal;

Proposed Two-Storey Extension To Side, First Floor Extension Over Existing Garage and Single Storey Extension To Rear.

Comment;

The proposal is to construct 2-storey extension to the side elevation, a single storey extension to the ground floor at the rear of the property and a 1st floor extension over the existing garage. The property will have a lounge, kitchen/breakfast/sitting room, dining room, WC and garage, to the 1st floor there will be 5 bedrooms (6 if you include the study), ensuite to bedroom and bathroom. The current garage will remain, its minimum internal dimensions are 5m wide by 7.5m long. The garage size standards within Staffordshire Moorlands Parking Standards are for a single garage 3m wide by 6m long and for a double garage 6m wide by 6m long (minimum internal dimensions).

The footprint of the property will increase from 3 to 5 bedrooms, 6 bedrooms including the 1st floor study.

Staffordshire Moorlands Parking Standards state for 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.

The submitted plans do not show parking however it was noted at the site visit that there is ample parking space on the hardstanding to accommodate parking sufficient for a 5/6-bedroom property.

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/2025/0269).

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