



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:

HIGHFIELD COTTAGE, Highfield Cottage, Park Lane, STOKE-ON-TRENT, ST9 9JB

Officer:

Our Reference: SMD20250265

District Reference: SMD/2025/0265

Date Received: 06-Jun-2025

Date Responded: 25-Jun-2025

Particulars of Development:

Two storey side and rear extensions

Location of Development:

HIGHFIELD COTTAGE, Highfield Cottage, Park Lane, STOKE-ON-TRENT, ST9 9JB

Recommendation Summary: Conditional

Site Visit Conducted on: 12-Jun-2025

Personal Injury Collisions;

Current records show that there was 1 Personal Injury Collision on Park Lane within 215m of the property from 30/12/2019 and 29/12/2022.

Background;

The property is located on Park Lane (Road No. D1059) an unclassified road with a speed limit of 60 mph. Park Lane has no footways or streetlighting.

The 3-bedroom property currently benefits from off highway parking (driveway). It is noted within the Design and Access Statement that there is an existing detached garage, currently dilapidated, located in the southern corner of the site.

Description of Proposal;

Two storey side and rear extensions

Comment;

The proposal is to construct a 2-storey extension to the side and rear elevations of the property. The extension will provide a sitting room with bedroom no.2 above to the side elevation, to the rear elevation a kitchen, larder, plant room, dining area and WC on the ground floor with bathroom, bedroom no.3 and master bedroom with ensuite on the 1st floor. An existing bedroom will remain, noted as bedroom 1 on Drawing No. PL03.

The footprint of the property will increase from 3 to 4 bedrooms.

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 Design and Access Statement states that the existing garage will be cleared and a parking area providing a minimum of 2 usable off road parking spaces will be created, a further additional parking space will be located immediately adjacent the proposed side extension. The submitted plan PL03 (Proposed Block Site Plan) shows parking for 3 vehicles and meets with the Parking Standards.

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/2025/0265) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking areas have been provided as detailed in submitted plan PL03 and kept as intended for the lifetime 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