



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

Our Reference: SMD20250271

Date Received: 11-Jun-2025

Particulars of Development:
Alterations and Extensions

Location of Development:
1, Patch Meadow Road, STOKE-ON-TRENT, ST10 1PX

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jul-2025

Personal Injury Records;
Current records show that there were no personal injury collisions (PIC) on Patch Meadow Road within 50 metres of the property between 30/12/2019 and 29/12/2022.

Background;
The property is located on Patch Meadow Road (Road No. D1184), a D classification road with a 30-mph speed limit. Patch Meadow Road is a no through road which serves residential properties and has footways and streetlighting.

The property has 3 bedrooms and the benefit of off-street parking (driveway and garage).

Description of Proposal:
Proposed Single Storey Rear & Two Storey Side Extension.

Comments on Information Submitted:
The proposal is to demolish the current garage and construct a 2-storey extension to the side elevation of the property and a single storey extension to the front elevation. The 2-storey extension will provide a garden room and lounge/family room with a master ensuite bedroom above. The single storey extension to the front elevation will run across the property frontage to create a larger entrance hall.

Modifications to the first floor will increase the number of bedrooms from 1 to 2 bedrooms and the addition of the master ensuite bedroom will give the property 3 bedrooms in total.

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 within the curtilage of the dwelling.

The construction of the extensions will reduce the available parking area, and the removal of the garage will result in the loss of a parking space. The submitted plans do not show parking for 2 vehicles. However, it was noted at the site visit that there appears to be sufficient space within the lawned area of

the front garden to create additional space or extend the current parking area. I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each space) to accommodate parking for 2 vehicles to compensate for the loss of the garage and the reduction of the parking area.

I have no objection to the proposal (application number SMD/2025/0271) subject to the following conditioned.

No development shall be commenced until a revised plan showing 2 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained 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.

Note to Planning Officer;

The requested revised plan conditioned above should provide details of the intended materials for the construction of the parking area.

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