



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: FULL

Applicant:
3, Highfield Place, STOKE-ON-TRENT, ST8 6HE

Officer:

District Reference: SMD/2025/0043

Our Reference: SMD20250043V2

Date Responded: 02-Jul-2025

Date Received: 13-Jun-2025

Particulars of Development:

Rear single story extension and side single story extension.

Location of Development:

3, Highfield Place, STOKE-ON-TRENT, ST8 6HE

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Mar-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Highfield Close within 50 metres either side of the property from 30/12/2019 to 29/12/2022. Highfield Place is private, Staffordshire County Council do not hold PIC data on private roads.

Background;

The property is located on Highfield Place a private road. Highfield Close (Road No. D1284) to the rear of the property is adopted highway, it is an unclassified road with 30mph speed limit and has footways and streetlighting. Both roads serve residential properties. Highfield Close is narrow with footways on both sides.

The property has a vehicle access crossing and gates off Highfield Close. It was noted at the site visit that several residents have also made provision for parking to the rear of their property off Highfield Close.

The parking area to the front of the property, Highfield Place, is a private road and therefore Staffordshire County Council do not hold records of the ownership however it would appear that the parking area is within a retirement development and under their control.

The submitted red outline plan does not show any parking provision within the parking area (Highfield Place).

The initial proposal was to construct a rear and side single storey extension to provide a bedroom, ensuite, wardrobe, corridor and study with an extension to the rear and internal modifications to the dining room and kitchen to create a kitchen/dining room. However, this proposal has been amended.

Proposal;

Rear single-storey extension and side single storey extension.

Comments on Information submitted:



The initial proposal has been amended; it is now proposed to construct a single storey extension to the rear of the existing utility room to provide an office.

The proposal does not increase the number of bedrooms at the property.

It is considered the proposal would not have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2025/0043).

Note to Planning Officer;
Revised plan 20-004 Proposed Plans and Elevations.

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