



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:

71, Armshead Road, STOKE-ON-TRENT, ST9 0EG

Officer:

District Reference: SMD/2025/0275

Our Reference: SMD20250275

Date Responded: 02-Jul-2025

Date Received: 12-Jun-2025

Particulars of Development:

Proposed Single Storey Rear & Two Storey Side Extension

Location of Development:

71, Armshead Road, STOKE-ON-TRENT, ST9 0EG

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 Armshead Road within 50 metres either side of the access to the property between 30/12/2019 and 29/12/2022.

Background;

The site is located Armshead Road (Road No. D1056) a D classification road it is subject to a 30-mph speed limit and has traffic calming (speed cushions). There is a system of streetlights and a footway.

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 construct an extension to the side and rear of the dwelling. A new additional dormer window to the front elevation of the property is proposed. The extension to the side of the property will increase the size of the reconfigured ground floor bathroom, wardrobe and store (internal dimension 2135mm wide by 5518mm long) with a bathroom above. The extension to the rear will create a bedroom and kitchen/dining room.

The construction of the extension will reduce the available parking area and sever access to the garage.

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.

Parking for 2 vehicles is shown on the submitted Drawing No. GNC/25/155/2 and demonstrates there is sufficient parking to compensate for the loss of the garage and meets with the Parking Standards. However, it was noted at the site visit there appears to be landscaping (gravel and decorative paving) within the garden where a parking space is identified.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection (application number SMD/2025/0275) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing No. GNC/25/155/2 and surfaced in tarmac or other sustainably drained material 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.

Note to Planning Officer;

It was noted at the site visit there appears to be landscaping within the garden where a parking space is identified, this needs to be modified to facilitate parking as shown on Drawing No. GNC/25/155/2.

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