



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:

32, Churnet Valley Road, STOKE-ON-TRENT, ST10 2BQ

Officer:

Our Reference: SMD20250268

District Reference: SMD/2025/0268

Date Received: 13-Jun-2025

Date Responded: 03-Jul-2025

Particulars of Development:

Replacement single storey extension to front elevation

Location of Development:

32, Churnet Valley Road, STOKE-ON-TRENT, ST10 2BQ

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jul-2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Churnet Valley Road within 120 metres of the property between 30/12/2019 and 29/12/2022.

Background;

The property is located on Churnet Valley Road (Road No. A521), an A classification road which is subject to a 40mph speed limit. There is a footway directly fronting the property and streetlighting.

Description of Proposal;

Replacement single storey extension to front elevation.

Comment;

The proposal is for the replacement of the current single storey extension to the front elevation of the property. A boundary wall to the rear of the footway and between the property and No.34.

The single storey extension will provide a porch and enlarged lounge and will measure a maximum of 2240mm deep by 6280mm wide (across the property frontage) as shown in submitted plan PL 03B. The extension to be replaced currently measures 2770mm deep by 4150mm wide. The proposed extension is a reduction in size compared to the current extension, and as a result the parking area fronting the property will increase in size.

It is noted that the proposed wall shown on submitted plan PL 03B is to be 675mm high. However, the wall should be constructed to a maximum height of 600mm to aid driver's visibility of pedestrians and vehicles therefore a revised plan is required.

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/2025/0268) subject to the following condition:

Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following has been submitted to and approved in writing by the Local Planning Authority:

- A revised plan showing the proposed boundary wall to a maximum height of 600mm above footway level. The wall shall be constructed in accordance with the approved plan.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Due to the proximity of the wall a permit to dig may be required from Staffordshire County Council Traffic and Network Team.

The link below provides details of temporary excavations (permit to dig) required for undertaking work on or adjacent to the adopted highway:

Temporary excavations (permit to dig) - Staffordshire County Council

Or if you require further information, please email trafficandnetwork@staffordshire.gov.uk

Note to Planning Officer

Should planning permission be granted the applicant should ensure that the foundations of the proposed wall do not encroach into the adopted highway.

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