



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: SMD20250290

Date Received: 19-Jun-2025

Applicant:

5, Elliot Drive, STOKE-ON-TRENT, ST9 0HD

Officer:

District Reference: SMD/2025/0290

Date Responded: 04-Jul-2025

Particulars of Development:

Proposed single storey extensions to front and rear, garage conversion, with alterations to roofs to side and over existing garage structure

Location of Development:

5, Elliot Drive, STOKE-ON-TRENT, ST9 0HD

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jul-2025

Personal Injury Records;

There are no records of personal injury collisions (PIC) on Elliot Drive as Elliot Drive is a private road, Staffordshire County Council do not hold PICs on private roads. The nearest adopted road is Drawell Lane at its junction with Armshead Road.

Background;

The site is located Elliot Drive, a private single-track road with no footways. Elliot Drive is a no through road which serves residential properties.

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

Description of Proposal:

Proposed single storey extensions to front and rear, garage conversion, with alterations to roofs to side and over existing garage structure.

Comments on Information Submitted:

The proposal is to construct single storey extension to the front and rear of the property. The current garage is to be extended and converted. Alterations to the roofs to the side and over the existing garage are also proposed.

The extensions and garage conversion will create a dining area, store, utility room, siting area and storage room.

The construction of the extension will remove the current available parking, and the garage will be lost. Alternative parking is proposed within the front garden.

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 Block Plan. This is in accordance 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/2025/0290) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan titled Block Plan. The parking area shall thereafter be retained unobstructed as parking area for the life of the development.

The 2 sets of French doors on the eastern facing elevation of the extension (storeroom and dining area) should not open outwards directly over Elliot Drive.

REASONS

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

Note to Planning Officer;

It is noted that the doors to the proposed storeroom and dining area open outwards, these doors should open inwards and not open over Elliot Drive as this causes a danger to pedestrians and drivers, hence condition above.

The red outline plan does not connect with the adopted highway.

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