



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:
 21, Grange Road, STOKE-ON-TRENT, ST8 7SB

Officer: Tracey Lunn

District Reference: SMD/2025/0316

Our Reference: SMD20250316

Date Responded: 18-Jul-2025

Date Received: 04-Jul-2025

Particulars of Development:

Proposed single storey side extension and alterations. Demolition of existing garage and construction of new detached garage

Location of Development:

19, Sawyer Drive, STOKE-ON-TRENT, ST8 6SU

Recommendation Summary: Conditional

Site Visit Conducted on: 16-Jul-2025

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Sawyer Drive within 50 metres either side of the property between 30/12/2019 and 29/12/2022.

Background;

The property is located on Sawyer Drive (Road No. D1279) an unclassified road that is subject to a 30-mph speed limit. Sawyer Drive serves residential properties and benefits from streetlighting and footways.

The property has 2 bedrooms and off-road parking (garage and driveway).

Description of Proposal;

Proposed single storey side extension and alterations. Demolition of existing garage and construction of new detached garage.

Comments;

The proposal is to construct a single-storey extension to the side elevation of the property. The extension will provide a master ensuite bedroom, entrance and sitting area. The proposal will increase the number of bedrooms from 2 to 3 bedrooms.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of up to 3 bedrooms requires 2 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The current garage will be demolished, and a replacement garage will be constructed to the rear boundary of the property as detailed in submitted plan P390-22 PP01 Rev A. The garage will measure 3m wide by 5.2m long (minimum internal dimensions); this does not meet the Parking Standards for a single garage which are 3m wide by 6m long (minimum internal dimensions). However, there is sufficient space within the curtilage of the dwelling, measurements taken from the submitted plan P390 - 205 PP04 confirm the current drive to the front elevation of the property can accommodate the parking of 2

vehicles. The Parking Standards parking requirements for a 3-bedroom property (2 vehicle spaces) is met.

It is noted that a section of hardstanding and the installation of an access crossing is proposed to provide access to the new garage. The area of hardstanding fronting the garage is to be constructed in a bound surfacing material and have a surface water interceptor as detailed in plan P390 - 205 PP04. An application for a Section 184 Notice of Approval for a dropped crossing should be made to Staffordshire County Council (detailed in Important Informative).

I have no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

The development hereby permitted shall not be brought into use until the access crossing works (dropped crossing) within the highway have been completed.

The development hereby permitted shall not be brought into use until the hardstanding area has been provided in accordance with submitted plan P390 - 205 PP04. The area shall thereafter be maintained as such for the life of the development.

REASONS;

ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Important Informative.

Please note to install an access crossing (dropped kerb) permission from Staffordshire County Council, Traffic and Network Team is required. For further details email

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway (Section 184 Notice of Approval – Dropped Kerb):

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Please see link detailing criteria for a dropped kerb Vehicle access crossing (dropped kerb) -

<https://www.staffordshire.gov.uk/Highways/licences/Vehicle-access/VehicleAccessCrossings.aspx#Criteria>

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