



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

Applicant:

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20250180V3

District Reference: SMD/2025/0180

Date Received: 14-Aug-2025

Date Responded: 01-Sep-2025

Particulars of Development:

External alterations and extension to existing dwelling.
REVISED6 Drawing No. 2417 AL17

Location of Development:

1, The Post OfficeBr, Brookfields Road, Ipstones, Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Apr-2025

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Brookfields Road within 50 metres either side of the property between 31/12/2020 and 30/12/2023.

Background:

The property is located on Brookfields Road, a D classified road (Road No. D1132), which is subject to a 30mph speed limit and has streetlighting but no footways.

The property has 3 bedrooms and off-street parking for 1 vehicle.

Description of Proposal:

External alterations and extension to existing dwelling.
Revised Drawing No. 2417 AL17

Comments on submitted information;

The proposal is for the construction of an extension to the property. The extension will create a kitchen, and the current kitchen will be converted into a utility room, the current utility room will become a shower room. On the base of a former outbuilding a brick shed is proposed to provide bike storage and a log store.

The current porch is to be removed and replaced with a timber porch. A stone dwarf wall with fence above and new timber gates to the parking area is also proposed. It is noted that the gates are to open away from the highway.

The wall and gates are to be constructed as shown in the submitted Drawing No. 2417 AL17.

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/2025/0180) subject to the following conditions:

The wall shall be constructed in accordance with the submitted Drawing No. 2417 AL17 and shall thereafter be retained as such for the lifetime of the development.

The gates shall be constructed in accordance with the submitted Drawing No. 2417 AL17 and open away from the highway.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that the construction of the dwarf wall may require a permit to dig due to the proximity of the wall to the adopted highway.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: Temporary excavations (permit to dig) - Staffordshire County Council

If you are unsure whether a permit is needed, please email

Note to planning officer

Revised Drawing No. 2417 AL17 received on 14/08/2025

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