



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:
12, Sudbourne Close, STOKE-ON-TRENT, ST6 6XX

Officer: Tracey Lunn

District Reference: SMD/2025/0280

Our Reference: SMD20250280V2

Date Responded: 15-Sep-2025

Date Received: 05-Sep-2025

Particulars of Development:

Proposed rear/side single storey extension and roof conversion

Location of Development:

15, Overland Drive, STOKE-ON-TRENT, ST6 8RF

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jul-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Overland Drive within 43 metres of the property between 31/12/2020 and 30/12/2023.

Background;

The property is situated on Overland Drive (Road No. D1061), an unclassified road with a 30-mph speed limit. Overland Drive serves residential properties and has footpaths and street lighting.

The 1-bedroom property benefits from a garage and off highway parking that can accommodate 2 vehicles (inclusive of the garage).

Proposal;

Proposed rear/side single storey extension and roof conversion.

Comments on Information submitted:

The proposal is for the construction of a single storey extension on the side and rear elevation of the property to create a kitchen, sitting, dining area, cloak room and an office. Internal modifications will convert the bedroom into a utility room, the lounge into a ground floor bedroom, and the kitchen will become a hall. Additionally, the instillation of dormer windows to the roof will create a bedroom with wardrobes and ensuite. The existing porch is to be replaced with a new porch as shown on the Proposed Ground Floor plan.

The property footprint will increase from 1 to 2 bedrooms.

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.

Parking for 2 vehicles is shown on the submitted Drawing No. Planning 5 and demonstrates there is sufficient parking to compensate for the loss of the garage and meets with the Parking Standards.

It was noted at the site visit that a section of the proposed parking area is currently grass and the submitted plan does not specify the type of material for the hardstanding.

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/2025/0280) 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. Planning 5 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 is noted that the submitted Drawing No. Planning 5 does not specify the type of material to be used for the hardstanding hence the condition above for the parking area to be surfaced in tarmac or other sustainably drained material (gravel is not a suitable material due to the gravel being dragged onto the adopted highway and causing a danger pedestrians and other road users).

It is advised that the parking area would be more accessible/practical if a section of the dwarf wall fronting the property was removed.

The Site Plan does not show the existing/replacement porch on the front elevation of the property.

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