



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:
 82, Portland Drive, STOKE-ON-TRENT, ST11 9AU

Officer:

District Reference: SMD/2025/0400

Our Reference: SMD20250400

Date Responded: 22-Sep-2025

Date Received: 15-Sep-2025

Particulars of Development:
 Proposed single storey side & rear extension

Location of Development:
 82, Portland Drive, STOKE-ON-TRENT, ST11 9AU

Recommendation Summary: Conditional

Site Visit Conducted on: 17-Sep-2025

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

Background;
 The property is located on Portland Drive (Road No. D1282). Portland Drive is subject to a speed limit of 30 mph, has streetlights and footways and serves residential properties.

The 3-bedroom property currently benefits from off highway parking driveway and a garage.

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 Previous Planning Application;
 SMD/2025/0138 - Single storey side and rear extension – Conditioned by the Highway Authority –
 Refused by Staffordshire Moorlands District Council.

Description of Proposal;
 Proposed single storey side & rear extension.

Comment;
 The proposal is to construct a single storey extension to the rear and side elevations of the property to provide a family room to the rear and a utility, shower room and bedroom to the side.

The footprint of the property will increase from 3 to 4 bedrooms. The extension will sever access to the garage causing the loss of the garage parking provision.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plans show parking for 2 vehicles this does not meet with the Parking Standards, and therefore a plan detailing sufficient parking for 3 vehicles 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/2025/0400) 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 3no.car parking spaces whereby a parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car. The parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such 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.

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