

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2025/0402 version V2 **Officer:** Tracey Lunn

Date Received: 29/09/2025

Date: 22/10/2025

Particulars of Development: New roof and rooms within the roof space, new bay windows, conversion of integral garage/workshop to living accommodation for family member and detached out building. Revised Drawing No. HR_06_01_A received on 22/10/2025

Location of Development: 6 Halls Road, Biddulph,

CONDITIONAL

Site Visit - 06/10/2025

Personal Injury Records;

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

Background;

The property is located on Halls Road (Road No. D1025) an unclassified road with a speed limit of 30 mph, there are streetlights but no footways.

The property has 2 bedrooms and has the benefit of a garage and driveway.

Proposal;

New roof and rooms within the roof space, new bay windows, conversion of integral garage/workshop to living accommodation for family member and detached out building.

Comments on Information submitted:

The proposal is for the construction of a new roof to accommodate 2 bedrooms in the roof space. The integral garage/workshop is to be converted into a living area providing 1 bedroom. A master ensuite bedroom is to be created on the proposed upper ground floor. The proposal also includes the construction of a detached outbuilding, identified as a garage/store on the submitted plans.

It is noted that the minimum internal measurements for the garage are 5.8m wide by 10.5m long, this is short of the minimum internal dimensions stated within the Staffordshire Moorlands Parking Standards which are for a double garage 6m wide x 6m long.

The floor plan will increase from 2 to 4 bedrooms.

The Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Submitted Drawing No. HR_06_01_A shows a parking area sufficient to accommodate parking for a property with 4 bedrooms and therefore meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2025/0402) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan Drawing No. HR_06_01_A. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASONS

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

Note to Planning Officer;
Revised Drawing No. HR_06_01_A received on 22/10/2025 – showing parking area.

It is noted that a section of the parking area is to be constructed in concrete, the Highway Authority (HA) would not accept a material of this type due to it not being porous however, given the distance of the concrete section and the topography of the land (falls away from the highway) it is considered that there would be no run off of surface water onto the highway. The section of parking area connecting with the highway is to be constructed in tarmac which is acceptable to the HA.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority

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