



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:

Mr & Mrs J & D Christmas 5, Uttoxeter Road, STOKE-ON-TRENT, ST11 9HY

Officer: Tracey Lunn

Our Reference: SMD20250491

District Reference: SMD/2025/0491

Date Received: 01-Dec-2025

Date Responded: 19-Dec-2025

Particulars of Development:

Proposed single storey extensions to rear; porch extension to front together with internal alterations

Location of Development:

5, Uttoxeter Road, STOKE-ON-TRENT, ST11 9HY

Recommendation Summary: Acceptance

Personal Injury Collisions;

Current records show there was 1 Personal Injury Collision on Uttoxeter Road within 43 metres of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on a private service road off Uttoxeter Road. Uttoxeter Road along this section is an A classified road (Road No. A521), it is subject to a 40mph speed limit and benefits from streetlights and footways.

The private service road which serves 6 dwellings is unmade and has no footways or streetlighting.

The current 3-bedroom property benefits from parking (driveway and a garage).

Description of Proposal;

Proposed single storey extensions to rear; porch extension to front together with internal alterations.

Comments on Information Submitted;

The proposal is to construct a single storey extension to the rear of the property to provide a sitting area and a porch extension to the front of the property. Internal modification will create a 4th bedroom.

Staffordshire Moorlands 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 within the curtilage of the dwelling.

The submitted plans do not identify parking, having scaled from the Block Plan it is considered there is sufficient space to the front of the property to park 3 vehicles. The private service road can and does accommodate additional parking.

It is considered the proposal will not cause a detrimental impact on the adopted highway and therefore I have no objection (application number SMD/2025/0491).

NOTES TO PLANNING OFFICER:

It is noted that the service road fronting the property is private and not adopted highway.

It is considered that should additional parking be required this will take place on the private service road and the adopted highway will be unaffected.

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