

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/2025/0493

Officer: Tracey Lunn

Date Received: 28/11/2025

Date: 19/12/2025

Particulars of Development: Internal and external alterations to dwelling, extension of domestic curtilage and erection of detached garage and car port with associated hard and soft landscaping works

Location of Development: Gate Farm Foxt Road Foxt

ACCEPTANCE

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Foxt Road within 43 metres either side of the private drive to Gate Farm and Gate Farm Barn between 31/12/2020 and 30/12/2023.

Background;

Access to the property is via a private drive serving Gate Farm and Gate Farm Barn, located off Foxt Road. Foxt Road (Road No.C0089) is a C-class road with a 30 mph speed limit and street lighting.

Proposal;

Internal and external alterations to dwelling, extension of domestic curtilage and erection of detached garage and car port with associated hard and soft landscaping works.

Comments on Information submitted:

The proposal is for internal and external alterations to the dwelling. The internal alterations will provide a snug/living and kitchen with 3 bedrooms and a bathroom above. A detached garage and carport with a yard area to provide access to the garage and carport is also proposed.

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.

The proposed single garage and carport, measuring 3m wide by 6m, complies with the internal dimensions specified in the Parking Standards.

There is sufficient parking space within the grounds for a 3-bedroom property. The proposal will not have a detrimental impact on the adopted highway; I therefore have no objection (application number SMD/2025/0493).

Note to Planning Officer:

The red outline does not connect with the adopted highway.

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

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