

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/2025/0228

Officer: T.Lunn

Date Received: 01/12/2025

Date: 19/12/2025

Particulars of Development: Single storey side extension to provide increased living space

Location of Development: 79 Brooklands Brookfields Road Ipstones

Conditional

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Shay Lane for its entire length between 31/12/2020 and 30/12/2023.

Background;

The property is located on Shay Lane which is a D classification road (Road No. D1123), there are no footways or streetlights. Shay Lane is a narrow, rural lane and is a no through road.

The 3 bedroomed property benefits from a driveway/hardstanding.

Proposal;

Single storey side extension to provide increased living space.

Comments on Information submitted:

The proposal is for the removal of a conservatory and the construction of a single storey side extension to the property. The extension will provide a bedroom and wet room.

The current 3-bedroom property will see an increase in the floor plan to 4 bedrooms.

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.

Parking is not shown on the submitted plans. A plan showing parking for 3 vehicles (2.4m x 4.8m) each space to meet with the Parking Standards is required.

I have no objection to the proposal (application number SMD/2025/0228) subject to the following condition.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning

Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS

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

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