



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: FULL

Applicant:

Mr & Mrs K & E Lyons 8, School Drive, STOKE-ON-TRENT,
 ST10 3DQ

Officer: Tracey Lunn

Our Reference: SMD20250503

District Reference: SMD/2025/0503

Date Received: 04-Dec-2025

Date Responded: 22-Dec-2025

Particulars of Development:

Side and rear two storey extension. Single storey rear extension

Location of Development:

8, School Drive, STOKE-ON-TRENT, ST10 3DQ

Recommendation Summary: Conditional

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions (PIC) on the entire length of School Drive between 31/12/2020 and 30/12/2023.

Background;

The property is located on School Drive, an unclassified road (Road No. D1143), with a 30mph speed limit, there are footways and streetlights.

Description of Proposal;

Side and rear two storey extension. Single storey rear extension.

Comments on Information Submitted;

The proposal is for a side and rear 2 storey extension and a single storey extension also to the rear of the property.

The proposal will increase the number of bedrooms from 3 to 4 and would require 3 parking spaces if it were to meet with Parking Standards. Parking for 3 vehicles shown on plan 8SD-008 – is sufficient to meet the parking standards for a 4-bedroom property. Although the intended arrangement is for tandem parking, this can be impractical to use. Side-by-side parking is considered a more practical and preferable option. However, this will require modifications to the front garden.

I have no objection to the proposal (application number SMD/2025/0503) subject to the conditioned.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan 8SD-008 The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas 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;

It is noted that one of the parking spaces is confined by the property wall on one side and a boundary on the other. This space would be awkward to use, ideally it would be better if it was relocated along the front of the site adjacent to a parking space (side by side), this would provide 3 useable spaces. If the applicant were to change the parking arrangement a plan showing the change would be required, and any necessary amendments to the vehicle access crossing should be provided. Amendments to the access crossing would require permission from Staffordshire County Council Traffic and Network Team link below <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> or for further information email trafficanetwork@staffordshire.gov.uk.

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