



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 J Mayer 186 Hoveringham Drive, Eaton Park, Stoke-on-Trent, Staffordshire, ST2 9PP

Officer: Tracey Lunn

Our Reference: SMD20250510V2

District Reference: SMD/2025/0510

Date Received: 06-Jan-2026

Date Responded: 20-Jan-2026

Particulars of Development:

Proposed extension and alterations

Location of Development:

2 Whitmore Avenue, Werrington

Recommendation Summary: Conditional

Site Visit Conducted on: 15-Jan-2026

Personal Injury Collisions;

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

Background;

The property is located on Whitmore Avenue, (Road No. D1200). Whitmore Avenue serves residential properties; it is subject to a speed limit of 30 mph and has streetlights and footways.

The 3-bedroom property currently benefits from off highway parking (driveway). The garage with minimum internal dimensions of 4.2m wide by 5.3m long does not meet with the Parking Standards for a single garage which are 3m x 6m and is not considered sufficient to accommodate a modern vehicle.

Description of Proposal;

Proposed extension and alterations.

Comment;

The proposal is to construct an extension and alterations to the property to create a kitchen, sitting room, utility, ground floor ensuite bedroom, and porch.

The property footprint will increase from 3 to 4 bedrooms.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plan JPK/25/5385/2 Rev A shows parking for 3 vehicles and therefore meets with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0510) subject to the following condition:



The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan JPK/25/5385/2 Rev A and kept as intended for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Plan JPK/25/5385/2 Rev A submitted 06/01/2026

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