



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 Adam Griggs Meadowcroft Dale Bank Road,
 Winnothdale, Tean, Staffordshire, ST10 4HB

Officer: Tracey Lunn

Our Reference: SMD20250514

District Reference: SMD/2025/0514

Date Received: 11-Dec-2025

Date Responded: 20-Jan-2026

Particulars of Development:

Proposed single storey side extension and new porch

Location of Development:

Meadowcroft Dale Bank Road, Winnothdale, Tean

Recommendation Summary: Acceptance

Site Visit Conducted on: 16-Jan-2026

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Dale Bank Road within 215 metres either side of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Dale Bank Road (Road No. C0009) a C classified road with a speed limit of 60 mph. Dale Bank Road is a rural road with no streetlighting or footways.

The 3 bedroomed property benefits from a driveway/hardstanding that can accommodate parking and turning for 3 or more vehicles. It was noted at the site visit that a van and caravan were parked on the hardstanding.

Proposal;

Proposed single storey side extension and new porch.

Comments on Information submitted:

The proposal is for the construction of an extension to the side elevation of the property and a porch. The extension will create 2 bedrooms, and internal modifications will convert 1 of the current bedrooms into a study.

The current 3-bedroom property will see an increase in the floor plan to 4 bedrooms or 5 bedrooms if you include the current bedroom to be converted into a study.

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 however it was noted at the site visit there is sufficient space on the driveway/hardstanding to accommodate parking and turning for approximately 3 vehicles; this meets with the Parking Standards.



The proposal is considered not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2025/0514)

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