



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:

C/O Agent, Mr Rob Duncan, Rob Duncan Planning
Consultancy Ltd, 28 Ferndale Road,, Lichfield, WS13 7DJ

Officer: Tracey Lunn

District Reference: SMD/2025/0319

Our Reference: SMD20250319

Date Responded: 24-Jul-2025

Date Received: 08-Jul-2025

Particulars of Development:

Erection of 2no. dwellinghouses in lieu of the 2no. dwellinghouses approved by application
DET/2024/0005

Location of Development:

APESFORD FARM, Apesford Farm, Apesford, LEEK, ST13 7EX

Recommendation Summary: Conditional

Site Visit Conducted on: 16-Jul-2025

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Town Head within 50m either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Town Head (Road No. D1359), an unclassified road that is subject to a speed limit of 30 mph, there are no footways, but streetlights are present.

To the rear of the property is Headland Way (Road No. D1359), this road leads to a row of bungalows and benefits from a footway and streetlighting. Headland Way terminates as public highway just beyond the tarmacked turning head where the surface changes into a hard stoned track. The track provides rear access to some properties on Town Head including the property's current hardstanding and the site of the proposed garage.

The property has 2 bedrooms and off highway parking for 2 vehicles to the rear of the property.

Description of Proposal;

Proposed new front porch, a two-storey extension to the rear of the property replacing an existing single storey flat roof extension and a new garage.

Comment;

The proposal is to construct a 2-storey extension to the rear of the property replacing an existing single storey extension and a porch to the front elevation of the property. A new garage is also proposed. The extension will create a living/kitchen with an office and bathroom above. The 1st floor office given its dimensions could be converted into a 3rd bedroom.

The proposed garage will be constructed within the rear garden area and will abut the current parking area. The garage will measure 4.3m wide by 6.7m long (minimum internal dimensions) and meets with the Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for a single garage are 3m wide by 6m long. The existing parking area will remain unchanged by the proposal and

can accommodate parking for 2 vehicles or 3 vehicles in total inclusive of the garage, this is sufficient for a 3-bedroom property and in accordance with the Parking Standards.

The proposal will have no detrimental effect on the highway I therefore have no objection (SMD/2025/0318).

Note to Planning Officer;

The red outline plan does not connect to the adopted highway (at the rear) the applicant should ensure they have rights of access to the parking area and proposed garage.

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