

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/2026/0016

Officer: T.Lunn

Date Received: 15/01/2026

Date: 03/02/2026

Particulars of Development: Proposed Internal Alterations and Two Storey Extension to form additional Bedroom with En-suite and Kitchen Living Area

Location of Development: Isny Lansdowne Close, Leek

Conditional

Site Visit; 02/02/2026

Personal Injury Collisions;

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

Background;

The property is located on Lansdowne Close, (Road No. D1291). Lansdowne Close is an unclassified, no through road serving residential properties; it is subject to a speed limit of 30 mph and has streetlights and footways.

Lansdowne Close is narrow and any parking on the highway would cause a full obstruction of the road.

The 2-bedroom property currently benefits from off highway parking (driveway). The garage at 2.5m wide by 5.8m long would not be sufficient to accommodate a modern size vehicle nor does it meet with the Parking Standards minimum internal dimensions for a single garage which are 3m wide by 6m long.

Description of Proposal;

Proposed Internal Alterations and Two Storey Extension to form additional Bedroom with En-suite and Kitchen Living Area.

Comment;

The proposal is to construct a 2-storey extension to the rear elevation of the property. The extension will provide a kitchen/living area with a bedroom above.

The creation of an additional bedroom will increase the property footprint from 2 to 3 bedrooms.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of up to 3 bedrooms requires 2 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plans do not show parking, a plan detailing sufficient parking to meet with the Parking Standards is required.

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/2026/0016) subject to the following condition:

No development shall be commenced until a revised plan showing 2 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 Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer;

The garage is not sufficient to house a modern size vehicle, and the current driveway cannot accommodate parking for 2 vehicles. There is however sufficient space within the front garden to enlarge the driveway. It was noted at the site visit that a hardcore material has been laid in an area of the garden. The requested plan should show parking for 2 vehicles and the intended material for the parking area. Given the fall of the land towards the highway gravel would not be a suitable material, bound and porous would be more appropriate.

Assistant Director - Highways and the Built County
on behalf of the County Council
As Highway Authority
