



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 HUDSON 12 Moorland Heights, Biddulph,
 Staffordshire. ST8 6TN

Officer: Tracey Lunn

Our Reference: SMD20260009V2

District Reference: SMD/2026/0009

Date Received: 02-Feb-2026

Date Responded: 11-Feb-2026

Particulars of Development:

PROPOSED DEVELOPMENT Extension & alterations to existing garage to form home office and extension of existing dropped kerb

Location of Development:

12 Moorland Heights, Biddulph

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Feb-2026

Personal Injury Collisions:

Current records show that there was not any personal injury collision (PIC) on Moorland Road within 43 metres either side of the property between 31/12/2020 and 30/12/2023.

Background:

The property is located on Moorland Road an unclassified road (Road No. D1284). Moorland Road is subject to a 30mph speed limit. Moorland Road serves residential properties; there are footways and streetlighting.

Description of Proposal:

Extension & alterations to existing garage to form home office and extension of existing dropped kerb.

Comment on Information submitted:

The application is for an extension and alteration to the existing garage to create a home office.

An extension to the existing dropped kerb is also proposed. The access crossing is on a D classification road therefore full planning permission is not required. It is noted that the extension to the access crossing is for the full width of the property. Following conversations with Traffic and Network it has been confirmed that an access of this dimension would not be approved (please see link below for access crossing criteria). However, the installation of a partial dropped kerb would be supported. Should the applicant wish to install a partial dropped kerb an application should be made to Staffordshire County Council Traffic and Network for a Section 184 notice. An assessment of the application and site visit will be conducted to determine the allowable extent, and the applicant will be notified accordingly.

It is considered the proposal to construct the extension for the home office would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0009).

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE



Please note that modifications to the access crossing will require a Section 184 Notice of Approval from Staffordshire County Council.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/roads-parking-and-transport/highway-applications-and-licences/dropped-kerbs>

Or for further details please email trafficandnetwork@staffordshire.gov.uk

Note to planning officer

This approval is for the extension/creation of the home office only.

The extension to the access crossing is not part of this approval. Traffic and Network have confirmed that an access of the dimensions detailed within the application would not be approved. However, the installation of a partial dropped kerb would be supported. Should the applicant wish to install a partial dropped kerb then application should be made to Staffordshire County Council Traffic and Network for a Section 184 notice. An assessment and site visit will be conducted to determine the allowable extent, and the applicant will be notified accordingly.

It is noted there is a streetlight within/near to the proposed access crossing, the applicant should be advised that should the streetlight require re-locating / protecting these costs are to be borne by the applicants.

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