



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: HOU

Applicant:

Mr Sam Robinson Walden , Puddy Lane , Stanley ,
Staffordshire , ST9 9LU

Officer: Tracey Lunn

Our Reference: SMD20260021

District Reference: SMD/2026/0021

Date Received: 26-Jan-2026

Date Responded: 11-Feb-2026

Particulars of Development:

Proposed loft conversion to form two new bedrooms including external materials alteration, glazed balcony and external landscaping

Location of Development:

Walden , Puddy Lane , Stanley , Staffordshire , ST9 9LU

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Feb-2026

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Puddy Lane within 43 metres either side of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Puddy Lane (Road No. D1058) a D classified road subject to a speed limit of 30 mph; there is no footways or streetlighting. The 3 bedroomed property benefits from a garage and driveway.

Proposal;

Proposed loft conversion to form two new bedrooms including external materials alteration, glazed balcony, and external landscaping.

Comments on Information submitted:

The proposal is for a loft conversion to form 2 new bedrooms. The construction of a carport and modifications to the driveway are also proposed.

The floor plan will increase from 3 to 5 bedrooms.

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 for 2 vehicles (within the proposed carport) is shown on submitted Drawing Number 2549- AL 06 Rev C. However, additional parking and turning areas are intended as shown on Drawing Number 2549- AL 06 Rev C identified as 1 and 2.

It is noted that the position of the carport will prevent access to the current garage.

Sufficient parking will be available (carport and extended parking areas) to meet with the requirements of the Parking Standards.

I have no objection to the proposal (application number SMD/2026/0021) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the additional parking areas have been provided in accordance with the approved plan, Drawing Number 2549- AL 06 Rev C the parking areas shall be retained for its designated use and maintained thereafter.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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