



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:

Sarah Evans 32, Uttoxeter Road, STOKE-ON-TRENT,
 ST11 9NR

Officer: Tracey Lunn

Our Reference: SMD20260033

District Reference: SMD/2026/0033

Date Received: 28-Jan-2026

Date Responded: 16-Feb-2026

Particulars of Development:

Retrospective planning application for a proposed flat roof porch to front elevation Proposed render finish to entirety of the dwelling. Proposed changes to existing garage including height and proposed attached car port Garage to be fully rendered as per the main dwelling.

Location of Development:

32, Uttoxeter Road, STOKE-ON-TRENT, ST11 9NR

Recommendation Summary: Acceptance

Site Visit Conducted on: 10-Feb-2026

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Uttoxeter Road within 120 metres either side of the private access drive to the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on the corner of a private access drive with Uttoxeter Road. Uttoxeter Road is a C classified road (Road No. C0109), with a 40mph speed limit and has footways and streetlights.

The dwelling has off highway parking (driveway and garage).

Description of Proposal;

Retrospective planning application for a proposed flat roof porch to front elevation. Proposed render finish to entirety of the dwelling. Proposed changes to existing garage including height and proposed attached car port. Garage to be fully rendered as per the main dwelling.

Comments on Information Submitted;

The proposal is retrospective for a flat roof porch, proposed changes to the existing garage, construction of a car port and rendering the dwelling and garage.

The porch does not reduce the parking area. The provision of the car port will formalise parking. There is sufficient parking within the curtilage of the property for a property of this size. It is therefore considered the proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2026/0033).

Assistant Director, Highways and the Built County

