



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 D Hutchings 16 Jubilee Close, Biddulph, Staffordshire,
 ST8 6HQ

Officer: Tracey Lunn

Our Reference: SMD20260055

District Reference: SMD/2026/0055

Date Received: 09-Feb-2026

Date Responded: 26-Feb-2026

Particulars of Development:

Proposed two storey side extension

Location of Development:

16 Jubilee Close, Biddulph

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Feb-2026

Background;

The property is located on Jubilee Close, (Road No. D1284). Jubilee Close serves residential properties: it is subject to a speed limit of 30 mph, has streetlights and footways.

The 2-bedroom property currently benefits from off highway parking (2 x driveways).

Description of Proposal;

Proposed two storey side extension.

Comment;

The proposal is to construct a 2-storey extension to the side elevation of the property to create a hobby room, shower room and utility on the ground floor and an ensuite bedroom with a dressing room above.

The property footprint will increase 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 plan JPK/26/5389/4 shows a parking area to the front of the property and another parking to the rear.

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/2026/0055) subject to the following condition:

The parking areas shown on the approved plan JPK/26/5389/4 shall be kept unobstructed and for parking 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.

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