

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/2025/0438

Officer: Tracey Lunn

Date Received: 26/02/2026

Date: 26/02/2026

Particulars of Development: 2 storey side extension.

Location of Development: 25, Elmwood Drive, Blythe Bridge

Conditional

Site Visit Carried Out on 26/11/2025

Personal Injury Collisions;

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

Background;

The property is located on Elmwood Drive, a distributor road serving a residential housing estate. Elmwood Drive is an unclassified road (Road No. D2226) it is subject to a 30mph speed limit and benefits from streetlights and footways.

Description of Proposal;

2 Storey side extension.

Comments on Information Submitted;

The proposal is for the construction of a 2-storey side extension. The extension will be constructed within an area that is currently laid to garden and will create a kitchen/dining area with a bedroom above.

The property footprint will increase from 3 to 4 bedrooms on the completion of the extension. Staffordshire Moorlands Parking Standards state a dwelling of 4 or more bedrooms requires 3 parking spaces (2.4m x 4.8m) for residents and visitors.

Single garages should have a minimum dimension of 3m x 6m or double garages should be 6m x 6m.

Submitted plans show parking for 2 vehicles. The garage at 2m x 4.8m is not sufficient in size to accommodate a modern vehicle or meet with the Parking Standards. Therefore, in order to meet with the Parking Standards for a 4-bedroom property 3 parking spaces are required.

Additional parking is available and was observed at the time of the site visit taking place within the front garden. However, it was noted that the parking area was constructed in gravel, the gravel was being dragged onto the footway; this is not permitted and is a danger to other road users, especially pedestrians.

The parking area within the front garden should be provided in a bound and porous material or a sustainably drained material or if it were to remain a border of at least 600mm deep between the gravel and the rear of the footway for the width of the access crossing to prevent the gravel from being dragged onto the footway. A plan should be submitted showing the parking area and the proposed construction material and design.

It was also noted that the kerbs had not been dropped to access the parking area. A driver would be taking a vehicle over a full height kerb to gain access; this is not acceptable to the Highway Authority.

An application should be made to Staffordshire County Council for permission to construct an access crossing (Section 184). The applicant should check the SCC website for information on design and the application process [Vehicle access crossing \(dropped kerb\) - Staffordshire County Council](#)

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/2025/0438) subject to the following condition:

Before the proposed development is brought into use surfacing details of the parking area shall be first submitted to, and approved in writing by, the Local Planning Authority which shall thereafter be installed in accordance with the approved details and retained for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that work to construct 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/Highways/licences/Overview.aspx>

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

Note to Planning Officer;

Submitted plan on 26/02/2026 – 1678/A1/01 Rev C.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority

