



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 and Mrs Guest Office G of H, Huddersfield Road,
 Holmfirth, HD9 3TW

Officer: Tracey Lunn

Our Reference: SMD20260027

District Reference: SMD/2026/0027

Date Received: 10-Feb-2026

Date Responded: 03-Mar-2026

Particulars of Development:

Erection of attached home office/classroom and single garage extension. Change of use of land to residential curtilage and alterations to vehicular access

Location of Development:

NEWFOLD FARM, Newfold Farm, Sytch Road, STOKE-ON-TRENT, ST6 8QX

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Mar-2026

Background;

The property is located on Woodhouse Lane (Road No. C0201) C classified road with a speed limit of 60mph. There is a small section of footway (opposite to the vehicle access to the property) and streetlighting along Woodhouse Lane.

Description of Proposal;

Erection of attached home office/classroom and single garage extension. Change of use of land to residential curtilage and alterations to vehicular access.

Comments on Information Submitted;

The proposal is for the construction of a single garage and home office/classroom. Changes to the vehicular access is also proposed.

The proposed garage at 3m wide by 6m long (internal dimensions) meets with the internal dimensions stated within the Staffordshire Moorlands Parking Standards for a single garage.

The proposed extension (garage and home office/classroom) is to be constructed within an area previously proposed for parking/turning under SMD/2022/0313. Submitted plan titled Site Plan as Proposed AR-0722 PL-03 Revision D shows the driveway is to be extended to compensate for the loss of parking provision.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan Site Plan as Proposed AR-0722 PL-03 Revision D. The parking area shall thereafter be retained unobstructed as a parking area 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

Note to Planning Officer.

The changes to the vehicular access are to the driveway within the property curtilage and are intended to compensate for the loss of parking previously approved under SMD/2022/0313. There are no changes to the vehicular access connection to Sytch Road approved under SMD/2022/0313.

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