

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/2026/0074

Officer: T.Lunn

Date Received: 26/02/2026

Date: 16/03/2026

Particulars of Development: First floor side/front extension alongside removal of existing conservatory and erection of new single storey rear extension

Location of Development: Mareham 125 Meigh Road Werrington

Conditional

Site Visit; 02/03/2026

Background;

The property is located on Meigh Road, (Road No. D1249). Meigh Road serves residential properties; it is subject to a speed limit of 30 mph and has streetlights and footways.

The 4-bedroom property currently benefits from off highway parking (driveway and garage).

Description of Proposal;

First floor side/front extension alongside removal of existing conservatory and erection of new single storey rear extension.

Comment;

The proposal is to construct a first-floor extension to the front and side elevation of the property and a single storey extension to the rear. The current conservatory will be removed to make way for the rear extension. Internal modifications will include the conversion of the garage into a living/games room. On the first floor 2 bedrooms are to be combined to create a larger bedroom, and a new ensuite bedroom is proposed.

The property footprint remains at 4 bedrooms however the garage conversion will result in the loss of 1 parking space.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plan titled Site Layout Plan (Revision A) shows parking for 3 vehicles and therefore meets with the Parking Standards.

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/2026/0074) subject to the following condition:

The parking area shown on the approved plan titled Site Layout Plan (Revision A) shall be retained unobstructed as a parking area for the life of the development.

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