



**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:**

Mr J Sheldon 86, Moorside Road, STOKE-ON-TRENT, ST9 0JF

**Officer:** Tracey Lunn

**Our Reference:** SMD20260048

**District Reference:** SMD/2026/0048

**Date Received:** 11-Mar-2026

**Date Responded:** 23-Mar-2026

**Particulars of Development:**

Part retrospective application for two storey side extension to create garage, utility room and bedroom

**Location of Development:**

86, Moorside Road, STOKE-ON-TRENT, ST9 0JF

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 20-Mar-2026

**Background;**

The property is located on Moorside Road (Road No. D1253), an unclassified road serving residential properties, it is subject to a speed limit of 30 mph and has streetlights and footways.

The 3-bedroom property currently benefits from off highway parking (driveway).

**Current live applications;**

SMD/2025/0189 - Single-storey side extension to create garage & utility room – Conditioned by the Highway Authority.

**Description of Proposal;**

Part retrospective application for two storey side extension to create garage, utility room and bedroom.

**Comment;**

The proposal is to construct a 2-storey extension to the side elevation of the property to create a garage, utility room and bedroom.

The footprint of the property will increase from 3 to 4 bedrooms.

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 and a garage should have the minimum internal dimensions (single garage) of 3m wide by 6m long.

Submitted plans show parking for 2 vehicles. The proposed garage at 2.5m wide by 4.9m long 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.

It was noted that the parking area within the front garden was constructed in gravel/loose material, the gravel/loose material could be 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/loose material and the rear of the footway for the width of the access crossing. A plan should be submitted showing a parking area sufficient to accommodate 3 vehicles (2.4m wide by 4.8m long each space) and the proposed construction material and design.

The vehicle access crossing to the parking area may require widening to ensure a vehicle is not driving over a full height kerb to gain access to the parking area.

If the applicant wishes to widen the vehicle access an application should be made to Staffordshire County Council for permission (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/2026/0048) subject to the following condition:

Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following has been submitted to and approved in writing by the Local Planning Authority:

- A revised plan showing 3no.car parking spaces whereby a parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car. The parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such 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.

Note to Planning Officer;

A plan showing 3 parking spaces 2.4m wide by 4.8m long and the intended material and design should be submitted.

Should the applicant wish to extend the vehicle access crossing application should be made to Staffordshire County Council for a Section 184 Notice of Approval.

The link below provides information on how to apply: [Dropped kerbs | Staffordshire County Council](#)

Or for further details please email [trafficandnetwork@staffordshire.gov.uk](mailto:trafficandnetwork@staffordshire.gov.uk)

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