



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:

mrs sarah rankin 20, Birchendale Close, STOKE-ON-TRENT, ST10 4LT

Officer: Tracey Lunn

Our Reference: SMD20260120

District Reference: SMD/2026/0120

Date Received: 19-Mar-2026

Date Responded: 26-Mar-2026

Particulars of Development:

Proposed 2 storey side extension

Location of Development:

20, Birchendale Close, STOKE-ON-TRENT, ST10 4LT

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Mar-2026

Background:

The property is located on Birchendale Close, a D classified road (Road No. D1329). Birchendale Close is subject to a 30mph speed limit, has footways and streetlights and serves residential properties.

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

Description of Proposal:

Proposed 2 storey side extension.

Comments on submitted information;

The proposal is to construct a 2-storey extension to the side elevation of the property.

The extension will provide a snug, utility and cloak room on the ground floor and a master bedroom with ensuite above.

The number of bedrooms will increase from 3 to 4.

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 plans do not show parking, a plan detailing sufficient parking to meet with the Parking Standards is required.

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/2026/0120) subject to the following condition:

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained 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