



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 & Mrs Cross Crossmoor, Hazel Cross, Kingsley, ST10 2ER

Officer: Tracey Lunn

Our Reference: SMD20260123

District Reference: SMD/2026/0123

Date Received: 20-Mar-2026

Date Responded: 26-Mar-2026

Particulars of Development:

Single storey garage extension, removal of front porch and new bi-fold doors to rear elevation

Location of Development:

Crossmoor Banks Lane, Kingsley

Recommendation Summary: Acceptance

Site Visit Conducted on: 26-Mar-2026

Background;

The property is located on Banks Lane (Road No. D1118), an unclassified road that is subject to a speed limit of 60mph, with no pedestrian footways for streetlighting.

Description of Proposal;

Single storey garage extension, removal of front porch and new bi-fold doors to rear elevation.

Comments on Information Submitted;

The proposal seeks to remove the front porch and to add a single storey extension to the garage. The garage will measure 5.5m wide by 5m long (minimum internal dimensions). Staffordshire Moorlands Parking Standards state the minimum internal dimension for a single garage should be 3m wide by 6m long or for a double garage 6m wide by 6m long. The proposed garage at only 5m long does not meet the Parking Standards.

The submitted plan titled Proposed Block Plan shows parking for 2 vehicles however the parking/hardstanding area is capable of accommodating 3 vehicles and is considered sufficient for a 4 bedroom property.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2026/0123).

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