



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 Peter Stearn 7, Fairfields Road, STOKE-ON-TRENT,
ST8 7PE

Officer: Tracey Lunn

Our Reference: SMD20260084

District Reference: SMD/2026/0084

Date Received: 13-Mar-2026

Date Responded: 26-Mar-2026

Particulars of Development:

Conversion of existing roof space to habitable accommodation, increase in ridge height and roof extension to rear to provide dormer

Location of Development:

7, Fairfields Road, STOKE-ON-TRENT, ST8 7PE

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Mar-2026

Background;

The property is located on Fairfields Road (Road No. D1198) an unclassified road with a speed limit of 30 mph; there is footway provision and streetlighting.

The 2 bedroomed property benefits from a driveway.

Proposal;

Conversion of existing roof space to habitable accommodation, increase in ridge height and roof extension to rear to provide dormer.

Comments on Information submitted:

The proposal is for conversion of the roof space, increase in ridge height, roof extension, and a dormer to the rear.

A dormer roof is to be constructed to the rear of the property which will create 2 bedrooms, bathroom, and an open study area. A 3rd bedroom will remain on the ground floor.

The floor plan will increase from 2 to 3 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted plans do not identify parking. It was noted at the site visit that there is sufficient space within the current parking area to accommodate parking for 2 vehicles and meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2026/0084) subject to the following conditioned.

The parking area 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