



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 & Mrs Jackson 1, Victoria Court, LEEK, ST13 8BS

Officer: Tracey Lunn

Our Reference: SMD20260169

District Reference: SMD/2026/0169

Date Received: 10-Apr-2026

Date Responded: 23-Apr-2026

Particulars of Development:

Two storey rear extension

Location of Development:

1, Victoria Court, LEEK, ST13 8BS

Recommendation Summary: Acceptance

Site Visit Conducted on: 21-Apr-2026

Background;

The property is located on Victoria Court at its junction with Cruso Street. Both Victoria Court and Cruso Street are unclassified roads (Road No. D1291) and are subject to a 30-mph speed limit. Cruso Street benefits from street lighting and footway provision on both sides of the carriageway. Victoria Court which serves residential properties has streetlighting; however, it does not have footway provision.

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

Description of Proposal;

Two storey rear extension.

Comments on Information Submitted;

The proposal is for a 2-storey extension to the rear elevation of the property. A dining room will be created and above the extension will enlarge bedrooms 2 and 3.

The property footprint will remain at 3 bedrooms.

The proposed extension is to be constructed within the rear garden of the property.

The proposal does not result in an increase in the number of bedrooms and would not adversely affect the existing parking arrangements. It is therefore considered that the development would not have a detrimental impact on the highway. I have no objection (application number SMD/2026/0169).

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