



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. T. Ball GABLE VIEW, Gable View, Park Lane, LEEK,
ST13 7JS

Officer: Tracey Lunn

Our Reference: SMD20260197

District Reference: SMD/2026/0197

Date Received: 24-Apr-2026

Date Responded: 12-May-2026

Particulars of Development:

Erection of first floor side and rear extension

Location of Development:

GABLE VIEW, Gable View, Park Lane, LEEK, ST13 7JS

Recommendation Summary: Acceptance

Site Visit Conducted on: 06-May-2026

Background;

The property is located on Park Lane (Road No. C0150), a C classified road subject to a national speed limit of 60 mph. Park Lane is a rural road with street lighting for the initial approximately 270m; however, there is no street lighting or footway provision along the section of the road fronting the property.

The 3 bedroomed property benefits from a driveway/hardstanding that can accommodate parking and turning for 3 or more vehicles.

Proposal;

Erection of first floor side and rear extension.

Comments on Information submitted:

The proposal is for the construction of a first floor extension on the side and rear elevations of the property. The extension will provide an additional bedroom, an enlarged bathroom, and an en suite bathroom and dressing room to serve one of the existing bedrooms.

The current 3-bedroom property will see an increase in the floor plan to 4 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Parking is not shown on the submitted plans however it was noted at the site visit there is sufficient space on the driveway/hardstanding to accommodate parking and turning for approximately 3 vehicles; this meets with the Parking Standards.

The proposal is considered not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2026/0197)

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