



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:

Ms A Dale 40, Boucher Road, LEEK, ST13 7JH

Officer: Tracey Lunn

Our Reference: SMD20260092V3

District Reference: SMD/2026/0092

Date Received: 19-May-2026

Date Responded: 19-May-2026

Particulars of Development:

Single storey front extension. (Including, rear single storey extension under permitted development rights)

AMENDED PLAN 19/05/2026

Location of Development:

40, Boucher Road, LEEK, ST13 7JH

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Mar-2026

Background:

The property is located on Boucher Road, a D classified road (Road No. D1255). Boucher Road 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 and garage).

Description of Proposal:

Single storey front extension. (Including, rear single storey extension under permitted development rights).

Comments on submitted information;

The proposal is to construct a single storey extension to the front elevation of the property. A single storey extension to the rear of the property is also to be constructed under permitted development rights.

The extension to the rear of the property will provide a kitchen/diner and the extension to the front elevation will create a larger lounge and extend the current garage which is to be converted into a study/bedroom.

The existing garage will be lost, and 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 plan 1682/A2/02 Rev B shows parking for 3 vehicles and therefore meets with the Parking Standards.

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/2026/0092) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan 1682/A2/02 Rev B. The parking area shall thereafter be retained unobstructed as a parking area for the life 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