

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2026/0225

Officer: Tracey Lunn

Date Received: 15/05/2026

Date: 01/06/2026

Particulars of Development: Erection of single storey side extension and erection of replacement garage/store

Location of Development: Reservoir House Puddy Lane Stanley

Acceptance

Site Visit - 18/05/2026

Background;

The property is located off Puddy Lane (Road No. D1058) a D classified road subject to a speed limit of 30 mph; there is no footways or streetlighting.

Sections of Puddy Lane are subject to a No Waiting at Anytime waiting restriction.

The property is accessed via a private road and is situated approximately 100m from the adopted highway (Puddy Lane).

Public right of way footpath Bagnall 7 runs along the access road.

The current garage measures (minimum internal measurements) 4.8m wide by 4.7m long, this does not meet with the Staffordshire Moorlands District Council Parking Standards which state the minimum internal dimensions for a single garage are 3m wide by 6m long and is considered sufficient to accommodate a modern size vehicle.

Proposal;

Erection of single storey side extension and erection of replacement garage/store.

Comments on Information submitted:

The proposal is for a single storey extension to the side elevation of the property, a replacement garage/store is also proposed.

The proposed extension will create a kitchen, WC shower room, and utility room.

The proposed garage at 6.5m wide by 6m long is in excess of the Parking Standards minimum internal dimensions for a double garage which are 6m wide by 6m long.

The proposal does not result in an increase in the number of bedrooms and provides formal parking. In addition, given the distance of the property from the adopted highway, it is not considered to have a detrimental impact on the highway network; therefore, I have no objection (application number SMD/2026/0225).

Commissioner for the Built County
On behalf of the County Council
As Highway Authority