



**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:**

Craig Leigh 9 Moorland Avenue, Werrington, ST9 0EQ

**Officer:** David Plant

**Our Reference:** SMD20260191

**District Reference:** SMD/2026/0191

**Date Received:** 20-May-2026

**Date Responded:** 28-May-2026

**Particulars of Development:**

First floor extension over the footprint of the existing ground floor porch and garage

**Location of Development:**

9 Moorland Avenue, Werrington

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 28-May-2026

**Condition**

1. Parking area for three vehicles shall be provided and maintained for the life of the development. Parking area shall be kept free of all obstructions and be available for parking of three private vehicles at all times.

**REASON**

To comply with NPPF Paragraph 115, 116 to comply with SMDC Local Plan Policy DC1 and parking standards; in the interests of highway safety

**NOTES TO PLANNING OFFICER**

Application is for a first floor extension over the existing ground floor.

Application will result in a four bedroomed dwelling. This will require three parking spaces to comply with Local Plan parking standards. No parking layout is submitted. However, the front of the dwelling is surfaced and is capable of accommodating three vehicles. Condition above is intended to maintain this arrangement.

Site is in an existing residential area, meets parking standards and is unlikely to have a severe effect on the highway.

Current records show that there were no Personal Injury Collisions on Moorland Avenue within 50m either side of the property access in the previous five years.

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

