



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 N JOHNSON-ALLEN 11, Aynsley Close, STOKE-ON-TRENT, ST10 1DP

Officer: Tracey Lunn

Our Reference: SMD20260234

District Reference: SMD/2026/0234

Date Received: 22-May-2026

Date Responded: 04-Jun-2026

Particulars of Development:

Proposed single storey side extension and relocation of front door

Location of Development:

11, Aynsley Close, STOKE-ON-TRENT, ST10 1DP

Recommendation Summary: Conditional

Site Visit Conducted on: 29-May-2026

Background;

The property is located on Aynsley Close, (Road No. D1249). Aynsley Close serves residential properties; it is subject to a speed limit of 30 mph and has streetlights and footways.

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

Previous Planning History;

SMD/2026/0068 - Proposed 2 storey side extension and first floor side and rear extensions – Conditioned by the Highways Authority – Refused by Staffordshire Moorlands District Council

Description of Proposal;

Proposed single storey side extension and relocation of front door.

Comment;

The proposal is for the construction of a single storey extension to the side of the property. The extension will create a ground floor ensuite bedroom and new utility room.

The proposed development also includes relocating the front door from the side elevation to the front elevation of the property to accommodate the extension.

The property footprint from 3 to 4 bedrooms.

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 titled Proposed Block Plan (Drawing No. 26-103-03 Rev B) indicates parking provision for 3 vehicles and 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/2026/0234) 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 titled Proposed Block Plan (Drawing No. 26-103-03 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