

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/2026/0240

Officer: T.Lunn

Date Received: 22/05/2026

Date: 05/06/2026

Particulars of Development: Proposed Two Storey Side and Single Storey Rear Extension and new front entrance porch and part garage conversion.

Location of Development: 3 Kaydor Close, Werrington

Conditional

Site visit: 29/05/2026

Background:

The property is located on Kaydor Close (Road No. D1200), which is an unclassified road subject to a 30-mph speed limit. Kaydor Close is a no-through road serving residential properties and has footways and street lighting.

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

Description of Proposal:

Proposed Two Storey Side and Single Storey Rear Extension and new front entrance porch and part garage conversion.

Comments on submitted information;

The proposal is for the construction of a 2-storey extension to the side elevation, a single-storey extension to the rear elevation, the addition of a porch to the front elevation, and the conversion of the existing garage.

The 2-storey extension will provide a playroom, WC, and utility on the ground floor with a bedroom and family bathroom above. The single-storey rear extension, which will replace the existing conservatory, will create a dining and leisure space.

Additionally, a porch is proposed on the front elevation.

The existing garage is to be converted into a garden room/office and garden store.

The number of bedrooms within the property will increase from 3 to 4, and the garage space will be lost.

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 proposed layout Dwg ref KC2d April 2026 shows parking 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/2026/0240) 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 proposed layout Dwg ref KC2d April 2026. 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.

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