

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/2026/0222

Officer: T.Lunn

Date Received: 22/05/2026

Date: 08/06/2026

Particulars of Development: Proposed single storey side extension and alterations to create ground floor bedroom, accessible wet room and utility room.

Location of Development: 25 Asquith Close Biddulph

Conditional

A site visit was carried out on 29/05/2026

Background;

The property is located on Asquith Close (Road No. D1285), an unclassified cul-de-sac which is subject to a speed limit of 30 mph. Asquith Close serves residential properties, there are streetlights and footways.

Description of Proposal;

Proposed single storey side extension and alterations to create ground floor bedroom, accessible wet room and utility room.

Comment;

The proposal is for the construction of a single-storey extension to the side elevation of the property. The extension will create ground floor bedroom, accessible wet room and utility room.

The footprint of the property will increase from 3 to 4 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The property currently benefits from off highway parking (driveway). The proposed extension will be sited within an area currently used as driveway and therefore will incur the loss of a parking space.

The driveway cannot accommodate parking for 3 vehicles (2.4m x 4.8m each space) and therefore it is likely that this will result in additional vehicles parking on the highway. It is considered there is sufficient space within the front garden to accommodate parking. It is noted a section of the front garden and driveway includes a highway service strip and there is a streetlight present.

The driveway is not of sufficient size to accommodate 3 vehicles, each requiring 2.4m by 4.8m per parking space. As a result, it is likely that additional vehicles would be displaced onto the public highway, which may lead to increase on-street parking.

However, it is considered that there is adequate space within the front garden area to provide additional parking. It should be noted that part of the front garden and driveway includes a highway service strip, and a streetlight is present within this area. Any alterations to facilitate parking would therefore need to take this into account.

I have no objection to the proposal (application number SMD/2026/0222) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority.

The parking area shall then be carried out in accordance with the approved plans and be retained as such for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

INFORMATIVE;

The current vehicle access crossing to the parking area may require widening. Please note that prior to the access crossing being widened the applicant should apply for a Section 184 Notice of Approval from Staffordshire County Council (Traffic and Network Team).

Should the applicant not wish to widen the access crossing a Permit to Dig will be required to work within the service strip (to construct the hardstanding/parking area).

Please see link below or for further information email trafficandnetwork@staffordshire.gov.uk

<https://www.staffordshire.gov.uk/roads-parking-and-transport/highway-applications-and-licences>

Note to Planning Officer;

The applicant should be made aware that there is a service strip within the curtilage of the property. Services e.g. electric, gas, water, etc. are within the service strip. The applicant

should also be advised that the service strip having utility plant within can be accessed by Statutory Undertakers for any reason at any time and will not reinstate to the previous standard.

Assistant Director - Highways and the Built County
on behalf of the County Council
As Highway Authority

