

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/2026/0150

Officer: Tracey Lunn

Date Received: 23/06/2026

Date: 24/06/2026

Description Of Development: Single storey rear extension and first floor side extension

Location of Development: 6 Kent Drive, Endon

Conditional

Background;

The property is located on Kent Drive, a private no through road serving residential properties. The section of Kent Drive fronting the property has footways and streetlighting.

Currently the property benefits from an existing garage; however, with minimum internal dimensions of the garage being 2.2m in width and 5.4m in length, it does not comply with the Staffordshire Moorlands Parking Standards. These standards specify minimum internal dimensions of 3m in width and 6m in length for a single garage. As a result, the existing garage is insufficient to accommodate a modern vehicle.

Description of Proposal;

Single storey rear extension and first floor side extension.

Comment;

The proposal involves the construction of a single-storey rear extension together with a first-floor extension. The ground floor will accommodate a new open-plan family and kitchen area, and the garage will be converted into a storage room, utility, and WC. At first-floor level, a bathroom and 4th bedroom will be created above the proposed storage room, utility, and WC.

Although the proposal results in the loss of the garage, the garage does not meet the minimum internal dimensions required to accommodate a modern vehicle and therefore does not function as an effective parking space.

The number of bedrooms will increase from 3 to 4.

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 3167 - PL04 Rev B 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/2026/0210) 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 3167 - PL04 Rev B and surfaced in tarmac or another sustainably drained material. The parking area shall thereafter be retained and maintained for its intended purpose for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer;

Submitted plan 3167–PL04 Rev B indicates a boundary wall to the rear of the footway. It appears that this wall has since been removed. It is considered more practical for the wall not to be reinstated, as its presence would restrict vehicle movement to and from the parking area, whereas its removal allows vehicles to enter and exit independently.

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